Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address	2/4 Boxshall Street, Brighton Vic 3186
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,000,000	&	\$1,100,000
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Median sale price

Median price	\$1,210,000	Pro	perty Type Un	it		Suburb	Brighton
Period - From	01/04/2025	to	30/06/2025	So	urce	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	3/5 Bryson Av BRIGHTON 3186	\$1,125,000	05/04/2025
2	7/110 Martin St BRIGHTON 3186	\$1,102,000	29/03/2025
3	2/8 Clarkson Av BRIGHTON 3186	\$1,220,000	05/02/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	08/07/2025 14:32













Property Type: Townhouse

(Single)

Agent Comments

Indicative Selling Price \$1,000,000 - \$1,100,000 **Median Unit Price** June guarter 2025: \$1,210,000

Comparable Properties



3/5 Bryson Av BRIGHTON 3186 (REI/VG)





Price: \$1,125,000 Method: Auction Sale Date: 05/04/2025 Property Type: Unit

Agent Comments



7/110 Martin St BRIGHTON 3186 (REI/VG)







Agent Comments

Price: \$1,102,000 Method: Auction Sale Date: 29/03/2025

Property Type: Apartment



2/8 Clarkson Av BRIGHTON 3186 (REI/VG)





Price: \$1,220,000

Method: Sold Before Auction

Date: 05/02/2025

Property Type: Townhouse (Res)

Agent Comments

Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139





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