

# 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  
Including suburb and  
postcode

2/4 Boxshall Street, Brighton Vic 3186

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,000,000

&

\$1,100,000

### Median sale price

Median price

\$1,210,000

Property Type

Unit

Suburb

Brighton

Period - From

01/04/2025

to

30/06/2025

Source

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	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 comparable properties 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



2 1 1

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**

\$1,000,000 - \$1,100,000

**Median Unit Price**

June quarter 2025: \$1,210,000

## Comparable Properties



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

Agent Comments

2 1 2

**Price:** \$1,125,000

**Method:** Auction Sale

**Date:** 05/04/2025

**Property Type:** Unit



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

Agent Comments

3 1 2

**Price:** \$1,102,000

**Method:** Auction Sale

**Date:** 29/03/2025

**Property Type:** Apartment



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

Agent Comments

3 1 2

**Price:** \$1,220,000

**Method:** Sold Before Auction

**Date:** 05/02/2025

**Property Type:** Townhouse (Res)

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