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	38 Marion 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	\$1,700,000	&	\$1,800,000

Median sale price

Median price	\$3,325,000	Pro	perty Type	House		Suburb	Brighton
Period - From	01/01/2025	to	31/03/2025		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

Add	dress of comparable property	Price	Date of sale
1	25 Cochrane St BRIGHTON 3186	\$1,850,000	26/03/2025
2	10 Railway Av BRIGHTON 3186	\$1,825,000	22/02/2025
3	35 Campbell St BRIGHTON 3186	\$1,750,000	18/02/2025

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:	02/07/2025 11:14









Property Type: House **Land Size:** 366 sqm approx

Agent Comments

Indicative Selling Price \$1,700,000 - \$1,800,000 Median House Price March quarter 2025: \$3,325,000

Comparable Properties



25 Cochrane St BRIGHTON 3186 (REI)

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Price: \$1,850,000 Method: Private Sale Date: 26/03/2025 Property Type: House **Agent Comments**



10 Railway Av BRIGHTON 3186 (REI)

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Agent Comments

Price: \$1,825,000 Method: Auction Sale Date: 22/02/2025 Property Type: House



35 Campbell St BRIGHTON 3186 (REI/VG)

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Price: \$1,750,000

Method: Sold Before Auction

Date: 18/02/2025

Property Type: House (Res)

Agent Comments

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





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