Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Indicative selling price

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

Range between	\$1,800,000	&	\$1,900,000
-			

Median sale price

Median price	\$2,095,000	Pro	perty Type T	ownhouse		Suburb	Brighton
Period - From	02/07/2024	to	01/07/2025		Source	Property	v Data

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	33a Whyte St BRIGHTON 3186	\$1,850,000	26/06/2025
2	31a Sussex St BRIGHTON 3186	\$2,350,000	13/06/2025
3	54 Centre Rd BRIGHTON EAST 3187	\$1,865,000	29/03/2025

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:	02/07/2025 10:40









Property Type: Townhouse (Res) Land Size: 242 sqm approx

Agent Comments

Indicative Selling Price \$1,800,000 - \$1,900,000 **Median Townhouse Price** 02/07/2024 - 01/07/2025: \$2,095,000

Comparable Properties



33a Whyte St BRIGHTON 3186 (REI)

Price: \$1,850,000

Method: Sold Before Auction

Date: 26/06/2025

Property Type: Townhouse (Res)

Agent Comments









Price: \$2,350,000 Method: Private Sale Date: 13/06/2025

Property Type: Townhouse (Single)

Agent Comments



54 Centre Rd BRIGHTON EAST 3187 (REI/VG)



Price: \$1,865,000 Method: Auction Sale Date: 29/03/2025

Property Type: House (Res) Land Size: 339 sqm approx **Agent Comments**

Account - Atria Real Estate





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