#### 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	3 Parliament 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 \$2,200,00	0 &	\$2,350,000
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#### Median sale price

Median price	\$3,200,000	Pro	perty Type	House		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 2 Mary St BRIGHTON 3186 \$2,360,000 05/07/2025

2	141 Head St BRIGHTON 3186	\$2,245,000	24/05/2025
3	6 Clarkson Av BRIGHTON 3186	\$2,200,000	18/02/2025

#### 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 12:06









3 (2)

Property Type: House Land Size: 403 sqm approx Agent Comments Indicative Selling Price \$2,200,000 - \$2,350,000 Median House Price June quarter 2025: \$3,200,000

### Comparable Properties



2 Mary St BRIGHTON 3186 (REI)

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**a** 1

**Price:** \$2,360,000 **Method:** Auction Sale **Date:** 05/07/2025

Property Type: House (Res)

**Agent Comments** 



141 Head St BRIGHTON 3186 (REI/VG)

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**-**

**Agent Comments** 

**Price:** \$2,245,000 **Method:** Auction Sale **Date:** 24/05/2025

**Property Type:** House (Res) **Land Size:** 486 sqm approx



6 Clarkson Av BRIGHTON 3186 (REI)

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Price: \$2,200,000 Method: Private Sale Date: 18/02/2025 Property Type: House

**—** 

**J** 2

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Agent Comments





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

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