

# 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

14b Gleniffer Avenue, Brighton East Vic 3187

### Indicative selling price

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

Range between \$1,480,000 & \$1,550,000

### Median sale price

Median price \$1,566,500 Property Type Townhouse Suburb Brighton East

Period - From 09/07/2024 to 08/07/2025 Source Property 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	1/14a Gleniffer Av BRIGHTON EAST 3187	\$1,605,000	14/02/2025
2	2/14a Gleniffer Av BRIGHTON EAST 3187	\$1,600,000	12/04/2025
3	15b Stonehaven Cr HAMPTON EAST 3188	\$1,575,000	21/03/2025

**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:

09/07/2025 20:52



4 2 3

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**

\$1,480,000 - \$1,550,000

**Median Townhouse Price**

09/07/2024 - 08/07/2025: \$1,566,500

## Comparable Properties

**1/14a Gleniffer Av BRIGHTON EAST 3187 (REI)**

Agent Comments

3 2 2

**Price:** \$1,605,000

**Method:**

**Date:** 14/02/2025

**Property Type:** Townhouse (Single)

**2/14a Gleniffer Av BRIGHTON EAST 3187 (VG)**

Agent Comments

3 - -

**Price:** \$1,600,000

**Method:** Sale

**Date:** 12/04/2025

**Property Type:** Flat/Unit/Apartment (Res)



**15b Stonehaven Cr HAMPTON EAST 3188 (REI/VG)**

Agent Comments

4 3 2

**Price:** \$1,575,000

**Method:** Sold Before Auction

**Date:** 21/03/2025

**Property Type:** Townhouse (Res)

**Land Size:** 335 sqm approx

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