

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

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

Account - Buxton | P: 03 9563 9933