

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

14 Cadby Street, Brighton Vic 3186

Indicative selling price

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

Range between \$3,900,000

&

\$4,290,000

Median sale price

Median price \$3,325,000

Property 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	Price	Date of sale
1	39 Meek St BRIGHTON 3186	\$4,200,000	28/05/2025
2	3 Sayers La BRIGHTON 3186	\$4,350,000	22/02/2025
3	145 Male St BRIGHTON 3186	\$4,250,000	05/12/2024

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:

03/06/2025 18:51



4 3 4

Property Type: House (Previously Occupied - Detached)

Land Size: 552 sqm approx

Agent Comments

Indicative Selling Price

\$3,900,000 - \$4,290,000

Median House Price

March quarter 2025: \$3,325,000

Comparable Properties



39 Meek St BRIGHTON 3186 (REI)

Agent Comments

5 3 4

Price: \$4,200,000

Method: Private Sale

Date: 28/05/2025

Property Type: House



3 Sayers La BRIGHTON 3186 (REI/VG)

Agent Comments

5 4 4

Price: \$4,350,000

Method: Auction Sale

Date: 22/02/2025

Property Type: House (Res)

Land Size: 735 sqm approx



145 Male St BRIGHTON 3186 (REI/VG)

Agent Comments

4 3 2

Price: \$4,250,000

Method: Private Sale

Date: 05/12/2024

Property Type: House

Land Size: 813 sqm approx

Account - Hodges | P: 03 9529 1100 | F: 03 9529 1400