

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

60 Brickwood Street, Brighton Vic 3186

Indicative selling price

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

Range between \$1,320,000

&

\$1,450,000

Median sale price

Median price \$3,200,000

Property 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	52 Nepean Hwy BRIGHTON 3186	\$1,400,000	10/06/2025
2	165 Cochrane St BRIGHTON 3186	\$1,400,000	30/05/2025
3	1 Bridge St BRIGHTON 3186	\$1,320,000	25/02/2025

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:

31/07/2025 09:22

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Indicative Selling Price

\$1,320,000 - \$1,450,000

Median House Price

June quarter 2025: \$3,200,000



5 2 2

Property Type: House

Comparable Properties



52 Nepean Hwy BRIGHTON 3186 (REI)

Agent Comments

- - -

Price: \$1,400,000
Method: Private Sale
Date: 10/06/2025
Property Type: Land
Land Size: 516 sqm approx



165 Cochrane St BRIGHTON 3186 (REI/VG)

Agent Comments

3 1 2

Price: \$1,400,000
Method: Sold Before Auction
Date: 30/05/2025
Property Type: House (Res)
Land Size: 219 sqm approx



1 Bridge St BRIGHTON 3186 (REI)

Agent Comments

2 1 1

Price: \$1,320,000
Method: Private Sale
Date: 25/02/2025
Property Type: House

Account - Jellis Craig | P: 03 9194 1200