

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

1/21 Sussex Street, Brighton Vic 3186

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,310,500

Property Type Unit

Suburb Brighton

Period - From 01/04/2024

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	2/90 Durrant St BRIGHTON 3186	\$1,400,000	13/05/2025
2	1/20 Outer Cr BRIGHTON 3186	\$1,311,000	14/12/2024
3			

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:

23/05/2025 15:27



Rooms: 5

Property Type:

Flat/Unit/Apartment (Res)

Land Size: 300.205 sqm approx

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median Unit Price

Year ending March 2025: \$1,310,500

Comparable Properties



2/90 Durrant St BRIGHTON 3186 (REI)

Agent Comments



Price: \$1,400,000

Method: Sold Before Auction

Date: 13/05/2025

Property Type: Unit



1/20 Outer Cr BRIGHTON 3186 (REI/VG)

Agent Comments



Price: \$1,311,000

Method: Auction Sale

Date: 14/12/2024

Property Type: Unit

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.