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	

Indicative selling price

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

Range between	\$3,910,000	&	\$4,250,000

Median sale price

Median price	\$3,350,000	Pro	perty Type	House		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

Add	dress of comparable property	Price	Date of sale
1	9 Huntingfield Rd BRIGHTON 3186	\$4,400,000	06/05/2025
2	70 Roslyn St BRIGHTON 3186	\$4,300,000	23/02/2025
3	43 Dendy St BRIGHTON 3186	\$3,965,000	22/02/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	17/06/2025 15:41
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Property Type: House Land Size: 902 sqm approx

Agent Comments

Indicative Selling Price \$3,910,000 - \$4,250,000 **Median House Price**

Year ending March 2025: \$3,350,000

Comparable Properties



9 Huntingfield Rd BRIGHTON 3186 (REI)





Price: \$4,400,000

Method: Sold Before Auction

Date: 06/05/2025

Property Type: House (Res) Land Size: 839 sqm approx

Agent Comments



70 Roslyn St BRIGHTON 3186 (REI/VG)





Agent Comments

Price: \$4,300,000 Method: Private Sale Date: 23/02/2025 Property Type: House

Land Size: 1045 sqm approx

43 Dendy St BRIGHTON 3186 (REI/VG)



Agent Comments

Price: \$3,965,000 Method: Auction Sale Date: 22/02/2025

Property Type: House (Res) Land Size: 688 sqm approx

Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139





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