

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

6 Collington Avenue, Brighton Vic 3186

Indicative selling price

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

Single price

\$3,650,000

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	23 Margarita St HAMPTON 3188	\$3,705,000	24/05/2025
2	17 William St BRIGHTON 3186	\$3,310,000	15/03/2025
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 comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

07/06/2025 17:21

6 Collington Avenue, Brighton Vic 3186



Chris Hassall
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4 2 2

Property Type: House
Land Size: 775 sqm approx
Agent Comments

Indicative Selling Price
\$3,650,000
Median House Price
March quarter 2025: \$3,325,000

Comparable Properties



23 Margarita St HAMPTON 3188 (REI)

Agent Comments

4 3 2

Price: \$3,705,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House (Res)
Land Size: 765 sqm approx



17 William St BRIGHTON 3186 (VG)

Agent Comments

3 - -

Price: \$3,310,000
Method: Sale
Date: 15/03/2025
Property Type: Development Site (Res)
Land Size: 698 sqm approx



43 Dendy St BRIGHTON 3186 (REI/VG)

Agent Comments

4 3 2

Price: \$3,965,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)
Land Size: 688 sqm approx

Account - Buxton | P: 03 9563 9933



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