

# 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 Weatherly Grove, Brighton Vic 3186

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$9,800,000

&

\$10,500,000

### Median sale price

Median price

\$3,450,000

Property Type

House

Suburb

Brighton

Period - From

01/01/2024

to

31/12/2024

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	9 Kilrush St BRIGHTON 3186	\$9,620,000	14/12/2024
2	67 Were St BRIGHTON 3186	\$10,250,000	10/09/2024
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:

12/02/2025 17:21

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4 5 4

**Property Type:** House (Res)

**Land Size:** 640 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$9,800,000 - \$10,500,000

**Median House Price**

Year ending December 2024: \$3,450,000

## Comparable Properties



9 Kilrush St BRIGHTON 3186 (REI)

**Agent Comments**

4 3 6

**Price:** \$9,620,000

**Method:** Private Sale

**Date:** 14/12/2024

**Property Type:** House

**Land Size:** 644 sqm approx



67 Were St BRIGHTON 3186 (REI)

**Agent Comments**

5 6 5

**Price:** \$10,250,000

**Method:** Private Sale

**Date:** 10/09/2024

**Property Type:** House

**Land Size:** 900 sqm approx

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.

Account - Fredman



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