

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 343 Nepean Highway, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,155,000 Property Type Unit Suburb Brighton East

Period - From 01/07/2024 to 30/09/2024 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	6a Eric St BRIGHTON EAST 3187	\$1,414,000	23/10/2024
2	7a Ferguson St BRIGHTON EAST 3187	\$1,620,000	18/09/2024
3	731 Nepean Hwy BRIGHTON EAST 3187	\$1,489,000	27/07/2024

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: 16/01/2025 10:54



Property Type: House (Res)

Land Size: 631 sqm approx

Agent Comments

Comparable Properties



6a Eric St BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$1,414,000

Method: Sold Before Auction

Date: 23/10/2024

Property Type: Townhouse (Res)



7a Ferguson St BRIGHTON EAST 3187 (REI/VG)

Agent Comments



Price: \$1,620,000

Method: Sold Before Auction

Date: 18/09/2024

Property Type: House (Res)



731 Nepean Hwy BRIGHTON EAST 3187 (REI/VG)

Agent Comments



Price: \$1,489,000

Method: Auction Sale

Date: 27/07/2024

Property Type: House (Res)

Land Size: 504 sqm approx

Account - Jellis Craig | P: 03 9194 1200