

# 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

14 Oak 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 \$3,900,000 & \$4,100,000

### Median sale price

Median price \$3,762,500 Property Type House Suburb Brighton

Period - From 01/04/2024 to 30/06/2024 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	23 Cadby St BRIGHTON 3186	\$4,350,000	17/08/2024
2	22 Laburnum St BRIGHTON 3186	\$4,025,000	08/08/2024
3	15 Huntingfield Rd BRIGHTON 3186	\$4,150,000	20/07/2024

**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:

29/08/2024 09:43



 4  
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  3

Property Type: House

Agent Comments

Indicative Selling Price

\$3,900,000 - \$4,100,000

Median House Price

June quarter 2024: \$3,762,500

## Comparable Properties



23 Cadby St BRIGHTON 3186 (REI)

Agent Comments

 5  
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Price: \$4,350,000

Method: Auction Sale

Date: 17/08/2024

Property Type: House (Res)

Land Size: 563 sqm approx



22 Laburnum St BRIGHTON 3186 (REI)

Agent Comments

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  3

Price: \$4,025,000

Method: Private Sale

Date: 08/08/2024

Property Type: House

Land Size: 670 sqm approx



15 Huntingfield Rd BRIGHTON 3186 (REI)

Agent Comments

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  2  
  2

Price: \$4,150,000

Method: Private Sale

Date: 20/07/2024

Property Type: House (Res)

Account - Biggin & Scott | P: 03 95239444 | F: 03 9523 9433