

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

10 Milliara Grove, Brighton East Vic 3187

Indicative selling price

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

Single price

\$2,300,000

Median sale price

Median price

\$2,188,000

Property Type

House

Suburb

Brighton East

Period - From

01/10/2023

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	26 Landcox St BRIGHTON EAST 3187	\$2,260,000	26/10/2024
2	1 Amelia St MCKINNON 3204	\$2,260,000	03/10/2024
3	4 Henry St BRIGHTON EAST 3187	\$2,036,000	25/09/2024

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:

13/11/2024 10:09



 4
  2
  3

Property Type: House
Land Size: 610 sqm approx
Agent Comments

Indicative Selling Price

\$2,300,000

Median House Price

Year ending September 2024: \$2,188,000

Comparable Properties



26 Landcox St BRIGHTON EAST 3187 (REI)

Agent Comments

 4
  2
  1

Price: \$2,260,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)



1 Amelia St MCKINNON 3204 (REI)

Agent Comments

 5
  2
  2

Price: \$2,260,000
Method: Private Sale
Date: 03/10/2024
Property Type: House (Res)
Land Size: 610 sqm approx



4 Henry St BRIGHTON EAST 3187 (REI)

Agent Comments

 4
  2
  3

Price: \$2,036,000
Method: Private Sale
Date: 25/09/2024
Property Type: House

Account - Jellis Craig | P: 03 9194 1200