

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

59 Male Street, Brighton Vic 3186

Indicative selling price

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

Range between \$2,700,000

&

\$2,900,000

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	13 Canterbury PI BRIGHTON 3186	\$2,750,000	26/03/2024
2			
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:

12/08/2024 17:27

59 Male Street, Brighton Vic 3186



Simone Howell
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Indicative Selling Price

\$2,700,000 - \$2,900,000

Median House Price

June quarter 2024: \$3,762,500



3 1 2

Property Type: House
Land Size: 613 sqm approx

Comparable Properties



13 Canterbury PI BRIGHTON 3186 (REI)

Agent Comments

4 2 2

Price: \$2,750,000
Method: Private Sale
Date: 26/03/2024
Property Type: House (Res)
Land Size: 665 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 - Jellis Craig | P: 03 9194 1200



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