

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 23a Rogers Avenue, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,525,000 Property Type Townhouse Suburb Brighton East

Period - From 04/02/2024 to 03/02/2025 Source Property Data

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 | 29 Northern Av BRIGHTON EAST 3187 | \$1,050,000 | 23/12/2024 |
| 2 | 1/1 Graham Av MCKINNON 3204 | \$1,080,000 | 01/11/2024 |
| 3 | 2/743 Nepean Hwy BRIGHTON EAST 3187 | \$1,000,000 | 07/09/2024 |

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: 04/02/2025 10:44



Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median Townhouse Price

04/02/2024 - 03/02/2025: \$1,525,000

Comparable Properties



29 Northern Av BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$1,050,000

Method: Private Sale

Date: 23/12/2024

Property Type: Townhouse (Single)



1/1 Graham Av MCKINNON 3204 (REI/VG)

Agent Comments



Price: \$1,080,000

Method: Private Sale

Date: 01/11/2024

Property Type: Townhouse (Res)



2/743 Nepean Hwy BRIGHTON EAST 3187 (REI/VG)

Agent Comments



Price: \$1,000,000

Method: Auction Sale

Date: 07/09/2024

Property Type: Townhouse (Res)