

# 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

117 Cole Street, 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 \$2,100,000 & \$2,300,000

### Median sale price

Median price \$2,985,000 Property Type House Suburb Brighton

Period - From 01/10/2024 to 31/12/2024 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	249 Brighton Rd ELWOOD 3184	\$2,245,000	23/12/2024
2	30a Wave St ELWOOD 3184	\$2,290,000	13/12/2024
3	52 Elwood St BRIGHTON 3186	\$2,210,000	07/10/2024

**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:

25/02/2025 17:33



**Property Type:** House

Agent Comments

## Comparable Properties



**249 Brighton Rd ELWOOD 3184 (REI/VG)**

Agent Comments



**Price:** \$2,245,000

**Method:** Auction Sale

**Date:** 23/12/2024

**Property Type:** House (Res)

**Land Size:** 770 sqm approx



**30a Wave St ELWOOD 3184 (REI)**

Agent Comments



**Price:** \$2,290,000

**Method:** Private Sale

**Date:** 13/12/2024

**Property Type:** House



**52 Elwood St BRIGHTON 3186 (REI/VG)**

Agent Comments



**Price:** \$2,210,000

**Method:** Private Sale

**Date:** 07/10/2024

**Property Type:** House (Res)

**Land Size:** 335 sqm approx