

# 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

36 Dawson Avenue, Brighton Vic 3186

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$8,000,000

&

\$8,800,000

### Median sale price

Median price \$3,162,750

Property Type House

Suburb Brighton

Period - From 01/01/2023

to 31/12/2023

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	14 Cosham St BRIGHTON 3186	\$8,300,000	02/11/2023
2	6 Seacombe Gr BRIGHTON 3186	\$7,510,000	07/12/2023
3	19 Moule Av BRIGHTON 3186	\$6,670,000	28/10/2023

**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:

06/02/2024 12:32



4 4 5

**Rooms:** 8  
**Property Type:** House  
**Land Size:** 771 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$8,000,000 - \$8,800,000  
**Median House Price**  
 Year ending December 2023: \$3,162,750

## Comparable Properties



**14 Cosham St BRIGHTON 3186 (REI)**

5 3 2

**Price:** \$8,300,000  
**Method:** Private Sale  
**Date:** 02/11/2023  
**Property Type:** House  
**Land Size:** 1052 sqm approx

Agent Comments

Inferior location, no views



**6 Seacombe Gr BRIGHTON 3186 (REI/VG)**

4 - -

**Price:** \$7,510,000  
**Method:** Sold Before Auction  
**Date:** 07/12/2023  
**Property Type:** House (Res)  
**Land Size:** 572 sqm approx

Agent Comments

Much smaller land, next door to development site, smaller house internally, narrower block, no views



**19 Moule Av BRIGHTON 3186 (REI)**

5 3 3

**Price:** \$6,670,000  
**Method:** Private Sale  
**Date:** 28/10/2023  
**Property Type:** House (Res)  
**Land Size:** 773 sqm approx

Agent Comments

Land value sale, inferior location, smaller land, no views

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