

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 349a Nepean Highway, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,750,000 & \$1,870,000

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	1/16 Montclair Av BRIGHTON 3186	\$1,850,000	21/09/2024
2	2/52 Milroy St BRIGHTON EAST 3187	\$1,832,500	21/08/2024
3	349b Nepean Hwy BRIGHTON EAST 3187	\$1,760,000	10/08/2024

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 14:41



4 3 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
\$1,750,000 - \$1,870,000
Median Townhouse Price
04/02/2024 - 03/02/2025: \$1,525,000

Comparable Properties



1/16 Montclair Av BRIGHTON 3186 (REI/VG)

Agent Comments

3 2 2

Price: \$1,850,000

Method: Sold Before Auction

Date: 21/09/2024

Property Type: Townhouse (Res)



2/52 Milroy St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

3 2 2

Price: \$1,832,500

Method: Private Sale

Date: 21/08/2024

Property Type: Townhouse (Res)



349b Nepean Hwy BRIGHTON EAST 3187 (REI/VG)

Agent Comments

4 3 2

Price: \$1,760,000

Method: Private Sale

Date: 10/08/2024

Property Type: Townhouse (Res)

Land Size: 346 sqm approx

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372