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	349a Nepean Highway, Brighton East Vic 3187
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,750,000	&	\$1,870,000
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Median sale price

Median price	\$1,525,000	Pro	perty Type	Townhou	use	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

Add	dress 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 comparableproperties 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













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)







Price: \$1,850,000

Method: Sold Before Auction

Date: 21/09/2024

Property Type: Townhouse (Res)

Agent Comments



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







Agent Comments

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

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





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