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	17 Margaret Street, 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	\$2,700,000	&	\$2,900,000
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Median sale price

Median price	\$2,150,000	Pro	perty Type	House		Suburb	Brighton East
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

Add	dress of comparable property	Price	Date of sale
1	4 Alford St BRIGHTON EAST 3187	\$2,829,250	07/12/2024
2	23 Hornby St BRIGHTON EAST 3187	\$2,705,000	03/12/2024
3	6 Burston PI BRIGHTON 3186	\$2,800,000	26/11/2024

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:	28/01/2025 15:09





Nick Renna 9194 1200 0411 551 190 nickrenna@jelliscraig.com.au

Indicative Selling Price \$2,700,000 - \$2,900,000 Median House Price December quarter 2024: \$2,150,000



Property Type: House

Property Type: House Agent Comments

Comparable Properties



4 Alford St BRIGHTON EAST 3187 (REI)

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Price: \$2,829,250 **Method:** Auction Sale **Date:** 07/12/2024

Property Type: House (Res)

Agent Comments



23 Hornby St BRIGHTON EAST 3187 (REI)

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Agent Comments

Price: \$2,705,000 Method: Private Sale Date: 03/12/2024 Property Type: House Land Size: 715 sqm approx



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Agent Comments

Price: \$2,800,000 Method: Private Sale Date: 26/11/2024 Property Type: House

Account - Jellis Craig | P: 03 9194 1200





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