Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

ess 51 Charles Street, Brighton East Vic 3187
and
ode

Indicative selling price

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

Range between \$1,700,000	&	\$1,800,000
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Median sale price

Median price	\$2,120,000	Pro	perty Type	House		Suburb	Brighton East
Period - From	01/01/2024	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	8 Ratho Av BRIGHTON EAST 3187	\$1,740,000	19/01/2025
2	17 Cummins Rd BRIGHTON EAST 3187	\$1,800,000	05/12/2024
3	20 Raymond Ct BRIGHTON EAST 3187	\$1,800,000	14/11/2024

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:	24/01/2025 13:43









Property Type: House Land Size: 662 sqm approx

Agent Comments

Indicative Selling Price \$1,700,000 - \$1,800,000 **Median House Price** Year ending December 2024: \$2,120,000

Comparable Properties



8 Ratho Av BRIGHTON EAST 3187 (REI)

Price: \$1,740,000 Method: Private Sale Date: 19/01/2025 Property Type: House Land Size: 412 sqm approx **Agent Comments**



17 Cummins Rd BRIGHTON EAST 3187 (REI)



Agent Comments

Price: \$1,800,000 Method: Private Sale Date: 05/12/2024 Property Type: House Land Size: 675 sqm approx

20 Raymond Ct BRIGHTON EAST 3187 (REI)





Price: \$1,800,000

Method: Sold Before Auction

Date: 14/11/2024

Property Type: House (Res) Land Size: 734 sqm approx **Agent Comments**

Account - Jellis Craig | P: 03 9194 1200





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