

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 661 Hawthorn Road, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,550,000 & \$1,650,000

Median sale price

Median price \$2,150,000 Property 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	Price	Date of sale
1	58 Bealiba Rd CAULFIELD SOUTH 3162	\$1,660,000	01/12/2024
2	411 North Rd CAULFIELD SOUTH 3162	\$1,500,000	29/11/2024
3	87 Union St BRIGHTON EAST 3187	\$1,520,000	20/11/2024

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: 21/01/2025 14:16



 3
  1
  2

Property Type: House (Res)

Land Size: 613 sqm approx

Agent Comments

Indicative Selling Price

\$1,550,000 - \$1,650,000

Median House Price

December quarter 2024: \$2,150,000

Comparable Properties



58 Bealiba Rd CAULFIELD SOUTH 3162 (REI)

Agent Comments

 3
  1
  2

Price: \$1,660,000

Method: Auction Sale

Date: 01/12/2024

Property Type: House (Res)

Land Size: 523 sqm approx



411 North Rd CAULFIELD SOUTH 3162 (REI)

Agent Comments

 5
  3
  3

Price: \$1,500,000

Method: Sold Before Auction

Date: 29/11/2024

Property Type: House (Res)

Land Size: 785 sqm approx

87 Union St BRIGHTON EAST 3187 (VG)

Agent Comments

 2
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  -

Price: \$1,520,000

Method: Sale

Date: 20/11/2024

Property Type: House (Res)

Land Size: 604 sqm approx

Account - Barry Plant | P: 03 9586 0500



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