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

161 Thomas Street, Brighton East Vic 3187

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,700,000		&		\$1,850,000				
Median sale price									
Median price	\$2,150,000	Pro	operty Type	Hou	ISE		Suburb	Brighton East	
Period - From	01/10/2024	to	31/12/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	319 South Rd BRIGHTON EAST 3187	\$1,750,000	21/11/2024
2	70 Burrindi Rd CAULFIELD SOUTH 3162	\$1,838,000	27/11/2024
3	3 Henslow Ct BRIGHTON EAST 3187	\$1,890,000	16/11/2024

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:

28/02/2025 16:34



161 Thomas Street, Brighton East Vic 3187



Kate Fowler





Property Type: House

9194 1200 0418 418 385 katefowler@jelliscraig.com.au

Indicative Selling Price \$1,700,000 - \$1,850,000 Median House Price December quarter 2024: \$2,150,000

Comparable Properties

	319 South Rd BRIGHTON EAST 3187 (REI)	Agent Comments		
	Price: \$1,750,000 Method: Date: 21/11/2024 Property Type: House			
	70 Burrindi Rd CAULFIELD SOUTH 3162 (REI) 3 4 2	Agent Comments		
	Price: \$1,838,000 Method: Private Sale Date: 27/11/2024 Property Type: House Land Size: 697 sqm approx			
n Stan	3 Henslow Ct BRIGHTON EAST 3187 (REI/VG)	Agent Comments		
	Price: \$1,890,000 Method: Sold Before Auction Date: 16/11/2024 Property Type: House (Res) Land Size: 688 sqm approx			

Account - Jellis Craig | P: 03 9194 1200



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