

# 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

1B Allfrey Street, Brighton East Vic 3187

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,800,000 & \$1,950,000

### Median sale price

Median price \$2,325,000 Property Type House Suburb Brighton East

Period - From 01/01/2025 to 31/03/2025 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	16a Bundeera Rd CAULFIELD SOUTH 3162	\$2,150,000	06/02/2025
2	76a Hodder St BRIGHTON EAST 3187	\$1,925,000	16/11/2024
3	16b Caramar Av BRIGHTON EAST 3187	\$2,032,000	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:

10/04/2025 14:13



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,800,000 - \$1,950,000  
**Median House Price**  
March quarter 2025: \$2,325,000

## Comparable Properties



**16a Bundeera Rd CAULFIELD SOUTH 3162 (REI)**

Agent Comments



**Price:** \$2,150,000  
**Method:** Sold Before Auction  
**Date:** 06/02/2025  
**Property Type:** Townhouse (Res)



**76a Hodder St BRIGHTON EAST 3187 (REI/VG)**

Agent Comments



**Price:** \$1,925,000  
**Method:** Auction Sale  
**Date:** 16/11/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 360 sqm approx



**16b Caramar Av BRIGHTON EAST 3187 (REI/VG)**

Agent Comments



**Price:** \$2,032,000  
**Method:** Auction Sale  
**Date:** 16/11/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 343 sqm approx

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