

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

17 Margaret Street, Brighton East Vic 3187

Indicative selling price

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

Single price

\$2,750,000

Median sale price

Median price

\$2,150,000

Property Type

House

Suburb

Brighton East

Period - From

28/02/2024

to

27/02/2025

Source

Property Data

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 | 78 Littlewood St HAMPTON 3188 | \$2,775,000 | 28/02/2025 |
| 2 | 25 Loller St BRIGHTON 3186 | \$2,775,000 | 22/02/2025 |
| 3 | 16 Loller St BRIGHTON 3186 | \$2,700,000 | 20/02/2025 |

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 17:13



Property Type: House (Res)

Agent Comments

Comparable Properties



78 Littlewood St HAMPTON 3188 (REI)

Agent Comments



Price: \$2,775,000

Method: Sold Before Auction

Date: 28/02/2025

Property Type: House

Land Size: 627 sqm approx



25 Loller St BRIGHTON 3186 (REI)

Agent Comments



Price: \$2,775,000

Method: Auction Sale

Date: 22/02/2025

Property Type: House (Res)

Land Size: 558 sqm approx



16 Loller St BRIGHTON 3186 (REI)

Agent Comments



Price: \$2,700,000

Method: Private Sale

Date: 20/02/2025

Property Type: House