Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address Including suburb and postcode postcode	Including suburb and
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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	Pro	perty 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

	areas or comparable property	1 1100	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



Date of sale



Michael Hingston 9194 1200 0412 922 488 michaelhingston@jelliscraig.com.au

Indicative Selling Price \$2,750,000 Median House Price 28/02/2024 - 27/02/2025: \$2,150,000





Property Type: House (Res) Agent Comments

Comparable Properties



78 Littlewood St HAMPTON 3188 (REI)

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3 2

Price: \$2,775,000

Method: Sold Before Auction

Date: 28/02/2025 Property Type: House

Land Size: 627 sqm approx

Agent Comments



25 Loller St BRIGHTON 3186 (REI)

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a 2

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)

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A

Price: \$2,700,000 Method: Private Sale Date: 20/02/2025 Property Type: House **Agent Comments**

Account - Jellis Craig | P: 03 9194 1200





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