

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

8 Churchill Court, Brighton East Vic 3187

Indicative selling price

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

Range between

\$2,400,000

&

\$2,640,000

Median sale price

Median price

\$2,120,000

Property Type

House

Suburb

Brighton East

Period - From

01/01/2024

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	111 Male St BRIGHTON 3186	\$2,600,000	24/11/2024
2	40 Teddington Rd HAMPTON 3188	\$2,520,000	19/10/2024
3	30 Mclauchlin Av SANDRINGHAM 3191	\$2,610,000	12/10/2024

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:

25/02/2025 11:31



Rooms: 6
Property Type: House
Land Size: 641.549 sqm approx
Agent Comments

Indicative Selling Price
\$2,400,000 - \$2,640,000
Median House Price
Year ending December 2024: \$2,120,000

Comparable Properties



111 Male St BRIGHTON 3186 (REI/VG)

Agent Comments



Price: \$2,600,000
Method: Private Sale
Date: 24/11/2024
Property Type: House
Land Size: 559 sqm approx



40 Teddington Rd HAMPTON 3188 (REI/VG)

Agent Comments



Price: \$2,520,000
Method: Auction Sale
Date: 19/10/2024
Property Type: House (Res)
Land Size: 766 sqm approx



30 McLauchlin Av SANDRINGHAM 3191 (REI/VG)

Agent Comments



Price: \$2,610,000
Method: Auction Sale
Date: 12/10/2024
Property Type: House (Res)
Land Size: 696 sqm approx

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