

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

50 Nepean Highway, Brighton Vic 3186

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$3,450,000

Property Type House

Suburb Brighton

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	1 Larch St CAULFIELD SOUTH 3162	\$1,351,000	06/10/2024
2	6 Victoria Av RIPPONLEA 3185	\$1,375,000	26/09/2024
3	14 Hartington St ELSTERNWICK 3185	\$1,440,000	21/09/2024

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:

20/03/2025 17:34



3 2 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

Year ending December 2024: \$3,450,000

Comparable Properties



1 Larch St CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

3 1 2

Price: \$1,351,000

Method: Auction Sale

Date: 06/10/2024

Property Type: House (Res)



6 Victoria Av RIPPONLEA 3185 (REI/VG)

Agent Comments

3 1 -

Price: \$1,375,000

Method: Private Sale

Date: 26/09/2024

Property Type: House (Res)

Land Size: 421 sqm approx



14 Hartington St ELSTERNWICK 3185 (REI/VG)

Agent Comments

3 1 2

Price: \$1,440,000

Method: Auction Sale

Date: 21/09/2024

Property Type: House (Res)

Land Size: 219 sqm approx

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336