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 betweer	en \$1,350,000		&		\$1,450,000				
Median sale price									
Median price	\$3,450,000	Property Type Ho		Hou	Jse		Suburb	Brighton	
Period - From	01/01/2024	to	31/12/2024		So	urce	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.

Ado	dress 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







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) 3 1 2 Price: \$1,351,000 Method: Auction Sale Date: 06/10/2024 Property Type: House (Res)	Agent Comments
	6 Victoria Av RIPPONLEA 3185 (REI/VG) 3 1 0 - Price: \$1,375,000 Method: Private Sale Date: 26/09/2024 Property Type: House (Res) Land Size: 421 sqm approx	Agent Comments
Gan Nya	14 Hartington St ELSTERNWICK 3185 (REI/VG) 1 1 2 Price: \$1,440,000 Method: Auction Sale Date: 21/09/2024 Property Type: House (Res) Land Size: 219 sqm approx	Agent Comments

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



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