

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

19 Bent Street, Brighton Vic 3186

Indicative selling price

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

Range between

\$2,200,000

&

\$2,400,000

Median sale price

Median price

\$3,350,000

Property Type

House

Suburb

Brighton

Period - From

01/04/2024

to

31/03/2025

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	30 Grout St HAMPTON 3188	\$2,330,000	17/03/2025
2	18 Shasta Av BRIGHTON EAST 3187	\$2,351,000	22/02/2025
3	6 Clarkson Av BRIGHTON 3186	\$2,200,000	18/02/2025

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:

08/04/2025 11:30



Property Type: House (Previously Occupied - Detached)

Land Size: 626 sqm approx

Agent Comments

Indicative Selling Price

\$2,200,000 - \$2,400,000

Median House Price

Year ending March 2025: \$3,350,000

Comparable Properties



30 Grout St HAMPTON 3188 (REI)



Agent Comments

Price: \$2,330,000

Method: Sold Before Auction

Date: 17/03/2025

Property Type: House (Res)



18 Shasta Av BRIGHTON EAST 3187 (REI)



Agent Comments

Price: \$2,351,000

Method: Auction Sale

Date: 22/02/2025

Property Type: House (Res)



6 Clarkson Av BRIGHTON 3186 (REI)



Agent Comments

Price: \$2,200,000

Method: Private Sale

Date: 18/02/2025

Property Type: House