

# 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

51 Sussex Street, Brighton Vic 3186

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$6,750,000 & \$7,425,000

### Median sale price

Median price \$3,475,000 Property Type House Suburb Brighton

Period - From 01/07/2024 to 30/09/2024 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 | 10 South Rd BRIGHTON 3186        | \$7,300,000 | 01/10/2024   |
| 2 | 84 New St BRIGHTON 3186          | \$7,000,000 | 21/09/2024   |
| 3 | 23 Huntingfield Rd BRIGHTON 3186 | \$6,210,000 | 17/09/2024   |

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: 19/11/2024 16:27



**Property Type:** House

Agent Comments

## Comparable Properties



**10 South Rd BRIGHTON 3186 (REI)**

Agent Comments



**Price:** \$7,300,000

**Method:** Private Sale

**Date:** 01/10/2024

**Property Type:** House

**Land Size:** 1310 sqm approx



**84 New St BRIGHTON 3186 (REI)**

Agent Comments



**Price:** \$7,000,000

**Method:** Private Sale

**Date:** 21/09/2024

**Property Type:** House

**Land Size:** 650 sqm approx



**23 Huntingfield Rd BRIGHTON 3186 (REI)**

Agent Comments



**Price:** \$6,210,000

**Method:** Private Sale

**Date:** 17/09/2024

**Property Type:** House (Res)

**Land Size:** 689 sqm approx

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