

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

5/3 Seymour Grove, Brighton Vic 3186

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,315,500 Property Type Unit 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	1/27 Seymour Gr BRIGHTON 3186	\$1,490,000	15/02/2025
2	5/68-70 Wilson St BRIGHTON 3186	\$1,400,000	24/10/2024
3	3/3 Seymour Gr BRIGHTON 3186	\$1,158,000	09/10/2024

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:

18/02/2025 15:59



 3
  2
  1

Property Type: Unit
Agent Comments

Indicative Selling Price
 \$1,200,000 - \$1,300,000
Median Unit Price
 Year ending December 2024: \$1,315,500

Comparable Properties



1/27 Seymour Gr BRIGHTON 3186 (REI)

Agent Comments

 2
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Price: \$1,490,000
Method: Auction Sale
Date: 15/02/2025
Property Type: Townhouse (Res)
Land Size: 361 sqm approx



5/68-70 Wilson St BRIGHTON 3186 (REI)

Agent Comments

 3
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Price: \$1,400,000
Method: Private Sale
Date: 24/10/2024
Property Type: Unit



3/3 Seymour Gr BRIGHTON 3186 (VG)

Agent Comments

 2
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Price: \$1,158,000
Method: Sale
Date: 09/10/2024
Property Type: Flat/Unit/Apartment (Res)

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400