

# 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 Raymond Court, Brighton East Vic 3187

### Indicative selling price

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

Range between \$1,900,000 & \$2,050,000

### Median sale price

Median price \$2,125,000 Property Type House Suburb Brighton East

Period - From 20/01/2024 to 19/01/2025 Source Property Data

### 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	544 Bluff Rd HAMPTON 3188	\$2,040,000	09/11/2024
2	128 Centre Rd BRIGHTON EAST 3187	\$1,978,000	05/10/2024
3	4 Henry St BRIGHTON EAST 3187	\$2,036,000	25/09/2024

**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: 20/01/2025 11:54



**Property Type:** House (Res)

**Land Size:** 631 sqm approx

Agent Comments

## Comparable Properties



**544 Bluff Rd HAMPTON 3188 (REI)**

Agent Comments



**Price:** \$2,040,000

**Method:** Auction Sale

**Date:** 09/11/2024

**Property Type:** House (Res)

**Land Size:** 697 sqm approx



**128 Centre Rd BRIGHTON EAST 3187 (REI)**

Agent Comments



**Price:** \$1,978,000

**Method:** Auction Sale

**Date:** 05/10/2024

**Property Type:** House (Res)



**4 Henry St BRIGHTON EAST 3187 (REI/VG)**

Agent Comments



**Price:** \$2,036,000

**Method:** Private Sale

**Date:** 25/09/2024

**Property Type:** House

**Land Size:** 631 sqm approx