

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

5/32 Loller Street, Brighton Vic 3186

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,355,000 Property Type Unit Suburb Brighton

Period - From 01/01/2025 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	10/29 Roslyn St BRIGHTON 3186	\$1,145,000	05/03/2025
2	3/18 Kinane St BRIGHTON 3186	\$1,160,000	14/12/2024
3	3/13 Grosvenor St BRIGHTON 3186	\$1,075,000	28/10/2024

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:

17/04/2025 14:42



Property Type: Apartment

Comparable Properties



10/29 Roslyn St BRIGHTON 3186 (REI)

[Agent Comments](#)



Price: \$1,145,000

Method: Private Sale

Date: 05/03/2025

Property Type: Unit

Land Size: 273 sqm approx

3/18 Kinane St BRIGHTON 3186 (REI/VG)

[Agent Comments](#)



Price: \$1,160,000

Method: Auction Sale

Date: 14/12/2024

Property Type: Unit



3/13 Grosvenor St BRIGHTON 3186 (REI/VG)

[Agent Comments](#)



Price: \$1,075,000

Method: Sold Before Auction

Date: 28/10/2024

Property Type: Apartment