

# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the Estate Agents Act 1980**

## Property offered for sale

Address  
Including suburb and  
postcode 1C MONTGOMERY ST BRIGHTON EAST

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price  or range between \$1,000,000 & \$1,100,000

## Median sale price

Median price \$2,150,000 Property type TOWN HOUSE Suburb BRIGHTON EAST

Period - From 01/10/2024 to 31/12/2024 Source REIV

## Comparable property sales

Address of comparable property	Price	Date of sale
2/743 NEPEAN HWY, BRIGHTON EAST	\$1,000,000	11/11/2024
1/349 SOUTH RD BRIGHTON EAST	\$1,100,000	7/09/2024

This Statement of Information was prepared on: 12/02/2025