

# 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 17 Dunoon Court, Brighton East Vic 3187

## Indicative selling price

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

Range between \$1,600,000 & \$1,760,000

## Median sale price

Median price \$2,275,000 Property type House Suburb Brighton East

Period - From 01/04/2024 to 30/06/2024 Source REIV

## Comparable property sales

**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 |
|-----------------------------------|-------------|--------------|
| 3 Cambridge St BRIGHTON EAST 3187 | \$1,778,000 | 01/06/2024   |
| 21 Huntley Rd BENTLEIGH 3204      | \$1,600,000 | 16/05/2024   |
| 17 Stone St CAULFIELD SOUTH 3162  | \$1,770,000 | 07/04/2024   |

This Statement of Information was prepared on: 22/07/2024