

# 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

25 Anne Crescent, Brighton Vic 3186

### Indicative selling price

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

Range between \$3,000,000 & \$3,300,000

### Median sale price

Median price \$2,985,000 Property Type House Suburb Brighton

Period - From 01/10/2024 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	4/30 Grosvenor St BRIGHTON 3186	\$3,150,000	28/02/2025
2	1a Esperance Av BRIGHTON 3186	\$3,225,000	08/11/2024
3	1a Belle Av BRIGHTON 3186	\$2,750,000	29/10/2024

**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:

03/03/2025 13:56



Property Type: House

## Comparable Properties



4/30 Grosvenor St BRIGHTON 3186 (REI)

Agent Comments



Price: \$3,150,000

Method: Private Sale

Date: 28/02/2025

Property Type: House

Land Size: 387 sqm approx



1a Esperance Av BRIGHTON 3186 (REI/VG)

Agent Comments



Price: \$3,225,000

Method: Sold Before Auction

Date: 08/11/2024

Property Type: Townhouse (Res)

Land Size: 405 sqm approx



1a Belle Av BRIGHTON 3186 (REI/VG)

Agent Comments



Price: \$2,750,000

Method: Private Sale

Date: 29/10/2024

Property Type: House

Land Size: 393 sqm approx