

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

7 Balfour Street, Brighton East Vic 3187

Indicative selling price

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

Single price

\$2,900,000

Median sale price

Median price

\$2,188,000

Property Type

House

Suburb

Brighton East

Period - From

01/10/2023

to

30/09/2024

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	255 Dendy St BRIGHTON EAST 3187	\$3,115,000	05/12/2024
2	10 Exon St BRIGHTON 3186	\$3,190,000	27/08/2024
3	182 Dendy St BRIGHTON EAST 3187	\$2,930,000	25/06/2024

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:

12/12/2024 10:04

7 Balfour Street, Brighton East Vic 3187

NICK JOHNSTONE
your personal agent

Katie Mactier

0412 541 642

katie@nickjohnstone.com.au



5 3

Property Type: House (Res)

Land Size: 692 sqm approx

Agent Comments

Indicative Selling Price

\$2,900,000

Median House Price

Year ending September 2024: \$2,188,000

Comparable Properties



255 Dendy St BRIGHTON EAST 3187 (REI)

Agent Comments

4 2 3

Price: \$3,115,000

Method: Auction Sale

Date: 05/12/2024

Property Type: House (Res)

Land Size: 645 sqm approx



10 Exon St BRIGHTON 3186 (REI/VG)

Agent Comments

5 3 2

Price: \$3,190,000

Method: Private Sale

Date: 27/08/2024

Property Type: House (Res)

Land Size: 650 sqm approx



182 Dendy St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

4 2 2

Price: \$2,930,000

Method: Private Sale

Date: 25/06/2024

Property Type: House

Land Size: 650 sqm approx

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400



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