

# 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

4/23 Brickwood Street, Brighton Vic 3186

### Indicative selling price

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

Single price

\$750,000

### Median sale price

Median price

\$975,000

Property Type

Unit

Suburb

Brighton

Period - From

24/09/2023

to

23/09/2024

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	4/28 Murphy St BRIGHTON 3186	\$825,000	13/08/2024
2	2/48b Montclair Av BRIGHTON 3186	\$720,000	02/07/2024
3			

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:

24/09/2024 13:19

4/23 Brickwood Street, Brighton Vic 3186



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**Indicative Selling Price**  
\$750,000

**Median Unit Price**

24/09/2023 - 23/09/2024: \$975,000



2   1   2

**Property Type:** Unit  
**Agent Comments**

## Comparable Properties



**4/28 Murphy St BRIGHTON 3186 (REI)**

**Agent Comments**

2   1   2

**Price:** \$825,000  
**Method:** Private Sale  
**Date:** 13/08/2024  
**Property Type:** Unit  
**Land Size:** 250 sqm approx



**2/48b Montclair Av BRIGHTON 3186 (REI/VG)**

**Agent Comments**

2   2   1

**Price:** \$720,000  
**Method:** Private Sale  
**Date:** 02/07/2024  
**Property Type:** Unit

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.

**Account - Jellis Craig | P: 03 9194 1200**



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