

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

1/7 Brown Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,313,500

Property Type Unit

Suburb Brighton East

Period - From 29/01/2024

to 28/01/2025

Source Property Data

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	1/20 Outer Cr BRIGHTON 3186	\$1,311,000	14/12/2024
2	1/67 William St BRIGHTON 3186	\$1,200,000	13/11/2024
3	1/63 Filbert St CAULFIELD SOUTH 3162	\$1,170,000	24/08/2024

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:

29/01/2025 15:47



Property Type: Unit

Agent Comments

Comparable Properties



1/20 Outer Cr BRIGHTON 3186 (REI/VG)

Agent Comments



Price: \$1,311,000

Method: Auction Sale

Date: 14/12/2024

Property Type: Unit



1/67 William St BRIGHTON 3186 (REI/VG)

Agent Comments



Price: \$1,200,000

Method: Private Sale

Date: 13/11/2024

Property Type: Unit



1/63 Filbert St CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments



Price: \$1,170,000

Method: Sold Before Auction

Date: 24/08/2024

Property Type: Villa

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