

# 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 42 Ebdon Street, 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 \$2,700,000 & \$2,900,000

## 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

**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
86 Addison St ELWOOD 3184	\$3,150,000	02/09/2024
16 Cross St BRIGHTON 3186	\$2,910,000	03/11/2024
7 Seymour Rd ELSTERNWICK 3185	\$2,950,000	13/11/2024

This Statement of Information was prepared on: 09/01/2025