

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 64b Marriage Road, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,800,000 & \$1,980,000

Median sale price

Median price \$1,500,000 Property Type Townhouse Suburb Brighton East

Period - From 12/02/2024 to 11/02/2025 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	20a Ivy St HAMPTON 3188	\$1,970,000	11/01/2025
2	700a Hampton St BRIGHTON 3186	\$1,850,000	19/11/2024
3	18a Blanche St BRIGHTON EAST 3187	\$1,975,000	14/09/2024

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: 12/02/2025 13:12



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Property Type:
 Agent Comments

Indicative Selling Price
 \$1,800,000 - \$1,980,000
Median Townhouse Price
 12/02/2024 - 11/02/2025: \$1,500,000

Comparable Properties



20a Ivy St HAMPTON 3188 (REI)

Agent Comments

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Price: \$1,970,000
Method: Private Sale
Date: 11/01/2025
Property Type: Townhouse (Res)



700a Hampton St BRIGHTON 3186 (REI/VG)

Agent Comments

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Price: \$1,850,000
Method: Private Sale
Date: 19/11/2024
Property Type: Townhouse (Single)
Land Size: 220 sqm approx



18a Blanche St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

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  2
  2

Price: \$1,975,000
Method: Auction Sale
Date: 14/09/2024
Property Type: Townhouse (Res)
Land Size: 417 sqm approx

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372