Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	6/36 Esplanade, Brighton Vic 3186
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$2,100,000	&	\$2,300,000
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Median sale price

Median price	\$1,345,000	Pro	perty Type U	nit		Suburb	Brighton
Period - From	14/02/2024	to	13/02/2025	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	103/64 Black St BRIGHTON 3186	\$2,300,000	03/02/2025
2	104/12 Lindsay St BRIGHTON 3186	\$2,257,400	19/12/2024
3	2/19 Halifax St BRIGHTON 3186	\$2,350,000	11/12/2024

OR

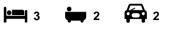
B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	14/02/2025 08:10









Property Type: Apartment Agent Comments

Indicative Selling Price \$2,100,000 - \$2,300,000 Median Unit Price 14/02/2024 - 13/02/2025: \$1,345,000

Comparable Properties



103/64 Black St BRIGHTON 3186 (REI)

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Price: \$2,300,000 **Method:** Private Sale **Date:** 03/02/2025

Property Type: Apartment

Agent Comments



104/12 Lindsay St BRIGHTON 3186 (REI)

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Agent Comments

Price: \$2,257,400 **Method:** Private Sale **Date:** 19/12/2024

Property Type: Apartment

2/19 Halifax St BRIGHTON 3186 (VG)



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Price: \$2,350,000 Method: Sale Date: 11/12/2024

Property Type: Strata Unit/Flat

Agent Comments

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



