Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

80 Marriage Road, Brighton East Vic 3187

Indicative selling price

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

Range between	\$1,600,000	&	\$1,650,000
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Median sale price

Median price	\$2,120,000	Pro	perty Type	House		Suburb	Brighton East
Period - From	01/01/2024	to	31/12/2024		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

Add	dress of comparable property	Price	Date of sale
1	2b Bourneville Av BRIGHTON EAST 3187	\$1,600,000	01/03/2025
2	2b Tovan Akas Av BENTLEIGH 3204	\$1,600,000	26/02/2025
3	655 Hampton St BRIGHTON 3186	\$1,600,000	08/02/2025

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:	04/03/2025 16:45









Rooms: 6

Property Type: House

Indicative Selling Price \$1,600,000 - \$1,650,000 **Median House Price** Year ending December 2024: \$2,120,000

Comparable Properties



2b Bourneville Av BRIGHTON EAST 3187 (REI)

Price: \$1,600,000 Method: Auction Sale Date: 01/03/2025

Property Type: Townhouse (Res)

Agent Comments



2b Tovan Akas Av BENTLEIGH 3204 (REI)

Price: \$1,600,000 Method: Private Sale Date: 26/02/2025

Property Type: Townhouse (Single)

Agent Comments



655 Hampton St BRIGHTON 3186 (REI)

Price: \$1,600,000 Method: Private Sale Date: 08/02/2025

Property Type: House (Res)

Agent Comments

Account - Jellis Craig | P: 03 9194 1200





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