

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

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

Median sale price

Median price

\$2,120,000

Property 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	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 comparable properties 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



3 2 2

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)

Agent Comments

4 2 2

Price: \$1,600,000
Method: Auction Sale
Date: 01/03/2025
Property Type: Townhouse (Res)



2b Tovan Akas Av BENTLEIGH 3204 (REI)

Agent Comments

4 4 3

Price: \$1,600,000
Method: Private Sale
Date: 26/02/2025
Property Type: Townhouse (Single)



655 Hampton St BRIGHTON 3186 (REI)

Agent Comments

3 2 2

Price: \$1,600,000
Method: Private Sale
Date: 08/02/2025
Property Type: House (Res)