

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

1/10 Alford Street, Brighton East Vic 3187

Indicative selling price

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

Range between

\$1,450,000

&

\$1,525,000

Median sale price

Median price

\$1,465,000

Property Type

Unit

Suburb

Brighton East

Period - From

01/04/2025

to

30/06/2025

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	1/6 Clive St BRIGHTON EAST 3187	\$1,450,000	16/08/2025
2	12 Locke St BRIGHTON EAST 3187	\$1,530,000	09/08/2025
3	26a Cluden St BRIGHTON EAST 3187	\$1,450,000	05/04/2025

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:

18/08/2025 09:13

1/10 Alford Street, Brighton East Vic 3187

JellisCraig

Danielle Harvey

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Indicative Selling Price

\$1,450,000 - \$1,525,000

Median Unit Price

June quarter 2025: \$1,465,000



 3  2  2

Property Type: Townhouse

Comparable Properties



1/6 Clive St BRIGHTON EAST 3187 (REI)

 3  1  2

Price: \$1,450,000

Method: Auction Sale

Date: 16/08/2025

Property Type: Townhouse (Res)

Agent Comments



12 Locke St BRIGHTON EAST 3187 (REI)

 3  2  2

Price: \$1,530,000

Method: Auction Sale

Date: 09/08/2025

Property Type: House (Res)

Agent Comments



26a Cluden St BRIGHTON EAST 3187 (REI/VG)

 3  2  2

Price: \$1,450,000

Method: Auction Sale

Date: 05/04/2025

Property Type: House (Res)

Land Size: 382 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9194 1200



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