Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

1/21 Sussex Street, Brighton Vic 3186
1,

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000	Range between	\$1,300,000	&	\$1,400,000
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Median sale price

Median price \$1,935,000	Property Type Tov	vnhouse	Suburb Brighton
Period - From 26/08/2024	to 25/08/2025	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

Address of comparable property		Price	Date of sale
1	2/10 Centre Rd BRIGHTON EAST 3187	\$1,396,000	05/07/2025
2	3/18 Normanby St BRIGHTON 3186	\$1,350,000	18/06/2025
3	2/41 Kinane St BRIGHTON 3186	\$1,320,000	24/05/2025

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:	26/08/2025 16:14













Property Type: Unit **Agent Comments**

Indicative Selling Price \$1,300,000 - \$1,400,000 **Median Townhouse Price** 26/08/2024 - 25/08/2025: \$1,935,000

Comparable Properties



2/10 Centre Rd BRIGHTON EAST 3187 (REI)





Price: \$1,396,000 Method: Auction Sale Date: 05/07/2025

Property Type: Townhouse (Res) Land Size: 301 sqm approx

Agent Comments



3/18 Normanby St BRIGHTON 3186 (REI)







Agent Comments

Price: \$1,350,000 Method: Private Sale Date: 18/06/2025 Property Type: Unit



2/41 Kinane St BRIGHTON 3186 (REI)

Price: \$1,320,000 Method: Auction Sale





Agent Comments

Date: 24/05/2025 Property Type: Unit

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





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