

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

1/98 Cole Street, Brighton Vic 3186

Indicative selling price

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

Range between \$1,795,000

&

\$1,875,000

Median sale price*

Median price

Property Type

Suburb

Period - From

to

Source

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	16 Bridge St BRIGHTON 3186	\$1,850,000	27/03/2025
2	2a Oxford St BRIGHTON EAST 3187	\$1,940,000	05/01/2025
3	19 Roseberry Av BRIGHTON EAST 3187	\$1,965,000	15/12/2024

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:

30/04/2025 10:08

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

1/98 Cole Street, Brighton Vic 3186



Golan Flamm

9533 0999

0410 469 876

gflamm@flarerealestate.com.au

Indicative Selling Price

\$1,795,000 - \$1,875,000

No median price available



4 2 3

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



16 Bridge St BRIGHTON 3186 (REI)

Agent Comments

4 2 2

Price: \$1,850,000

Method: Private Sale

Date: 27/03/2025

Property Type: House

Land Size: 476 sqm approx



2a Oxford St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

4 2 2

Price: \$1,940,000

Method: Private Sale

Date: 05/01/2025

Property Type: House

Land Size: 566 sqm approx



19 Roseberry Av BRIGHTON EAST 3187 (REI/VG)

Agent Comments

4 2 2

Price: \$1,965,000

Method: Private Sale

Date: 15/12/2024

Property Type: House

Land Size: 550 sqm approx

Account - Flare Real Estate | P: 03 9533 0999 | F: 03 9533 0900



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