

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

13 Collins Street, Brighton Vic 3186

Indicative selling price

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

Single price

\$5,500,000

Median sale price

Median price

\$3,325,000

Property Type

House

Suburb

Brighton

Period - From

01/01/2025

to

31/03/2025

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.~~

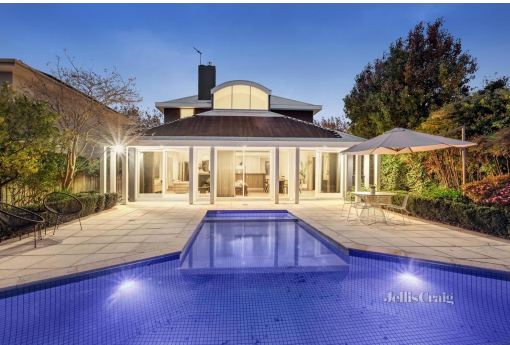
Address of comparable property		Price	Date of sale
1	90 Dendy St BRIGHTON 3186	\$5,600,000	24/03/2025
2			
3			

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:

18/06/2025 12:38



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Property Type: House

Land Size: 700 sqm approx

Agent Comments

Comparable Properties



90 Dendy St BRIGHTON 3186 (VG)

Agent Comments

5 - -

Price: \$5,600,000

Method: Sale

Date: 24/03/2025

Property Type: House (Res)

Land Size: 766 sqm approx

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.