Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Add | dress 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









Property Type: House Land Size: 700 sqm approx Agent Comments Nick Renna 9194 1200 0411 551 190 nickrenna@jelliscraig.com.au

Indicative Selling Price \$5,500,000 Median House Price March quarter 2025: \$3,325,000

Comparable Properties



 90 Dendy St BRIGHTON 3186 (VG)
 Agent Comments

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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.

Account - Jellis Craig | P: 03 9194 1200





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