

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

137 New Street, Brighton Vic 3186

Indicative selling price

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

Range between \$6,350,000

&

\$6,750,000

Median sale price

Median price \$3,475,000

Property Type House

Suburb Brighton

Period - From 01/07/2024

to

30/09/2024

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.

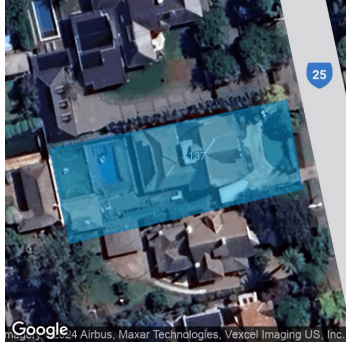
	Address of comparable property	Price	Date of sale
1	10 South Rd BRIGHTON 3186	\$7,300,000	01/10/2024
2	84 New St BRIGHTON 3186	\$7,000,000	21/09/2024
3	84 Male St BRIGHTON 3186	\$6,655,000	14/05/2024

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:

22/10/2024 21:18



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Property Type: House (Previously Occupied - Detached)
Land Size: 1157 sqm approx
 Agent Comments

Indicative Selling Price
 \$6,350,000 - \$6,750,000
Median House Price
 September quarter 2024: \$3,475,000

Comparable Properties



10 South Rd BRIGHTON 3186 (REI)

Agent Comments

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Price: \$7,300,000
Method: Private Sale
Date: 01/10/2024
Property Type: House
Land Size: 1310 sqm approx



84 New St BRIGHTON 3186 (REI)

Agent Comments

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Price: \$7,000,000
Method: Private Sale
Date: 21/09/2024
Property Type: House
Land Size: 650 sqm approx



84 Male St BRIGHTON 3186 (REI/VG)

Agent Comments

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Price: \$6,655,000
Method: Private Sale
Date: 14/05/2024
Property Type: House
Land Size: 1015 sqm approx

Account - Fredman Property Group