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

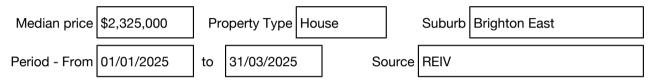
14 Stradbroke Avenue, Brighton East Vic 3187

Indicative selling price

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

Single price \$1,900,000

Median sale price



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	28 Hodder St BRIGHTON EAST 3187	\$1,853,000	29/05/2025
2	5 Roseberry Av BRIGHTON EAST 3187	\$1,920,000	21/05/2025
3	161 Thomas St BRIGHTON EAST 3187	\$1,888,000	19/03/2025

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:

02/06/2025 12:52









Property Type: House

Indicative Selling Price \$1,900,000 Median House Price March quarter 2025: \$2,325,000

Comparable Properties

	28 Hodder St BRIGHTON EAST 3187 (REI) 4 2 5 Price: \$1,853,000 Method: Auction Sale Date: 29/05/2025 Property Type: House Land Size: 600 sqm approx	Agent Comments
Chahatma Samon	5 Roseberry Av BRIGHTON EAST 3187 (REI) 4 2 2 2 Price: \$1,920,000 Method: Sold Before Auction Date: 21/05/2025 Property Type: House (Res)	Agent Comments
	161 Thomas St BRIGHTON EAST 3187 (REI) 1 4 1 Price: \$1,888,000 Method: Sold Before Auction Date: 19/03/2025 Property Type: House (Res) Land Size: 752 sqm approx	Agent Comments

Account - Jellis Craig | P: 03 9194 1200



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.