

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

15 STUDLEY ROAD BRIGHTON EAST VIC 3187

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$2,350,000

&

\$2,550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,300,000

Property type

Unit

Suburb

Brighton East

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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 6 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

5 KINGSTON STREET HAMPTON VIC 3188	\$2,350,000	05-May-25
12A SMITH STREET HAMPTON VIC 3188	\$2,355,000	20-Feb-25
27A EDRO AVENUE BRIGHTON EAST VIC 3187	\$2,600,000	19-Mar-25

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 6 months.~~

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5 KINGSTON STREET HAMPTON VIC 3188

 4  3  1

Sold Price ^{RS} **\$2,350,000** ^{UN} Sold Date **05-May-25**

Distance **0.98km**



12A SMITH STREET HAMPTON VIC 3188

 4  3  2

Sold Price **\$2,355,000** Sold Date **20-Feb-25**

Distance **0.34km**



27A EDRO AVENUE BRIGHTON EAST VIC 3187

 4  3  2

Sold Price ^{RS} **\$2,600,000** ^{UN} Sold Date **19-Mar-25**

Distance **1.47km**

RS = Recent sale **UN** = Undisclosed Sale

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