

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

17 Hammond Street, Brighton Vic 3186

Indicative selling price

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

Range between \$3,800,000

&

\$4,180,000

Median sale price

Median price \$3,200,000

Property Type House

Suburb Brighton

Period - From 01/10/2024

to 30/09/2025

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	24 Moffat St BRIGHTON 3186	\$4,050,000	11/09/2025
2	14 Cadby St BRIGHTON 3186	\$4,150,000	08/07/2025
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:

06/12/2025 08:53

17 Hammond Street, Brighton Vic 3186

NICK JOHNSTONE
your personal agent

Joe Doyle

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Indicative Selling Price

\$3,800,000 - \$4,180,000

Median House Price

Year ending September 2025: \$3,200,000



5 4 2

Property Type: House

Agent Comments

Comparable Properties



24 Moffat St BRIGHTON 3186 (VG)

Agent Comments

4 - -

Price: \$4,050,000

Method: Sale

Date: 11/09/2025

Property Type: House (Res)

Land Size: 627 sqm approx



14 Cadby St BRIGHTON 3186 (REI/VG)

Agent Comments

5 3 2

Price: \$4,150,000

Method: Private Sale

Date: 08/07/2025

Property Type: House

Land Size: 552 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 - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400



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