

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

1a Dunoon Court, Brighton East Vic 3187

Indicative selling price

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

Range between

\$1,700,000

&

\$1,800,000

Median sale price

Median price

\$1,497,500

Property Type

Townhouse

Suburb

Brighton East

Period - From

12/03/2024

to

11/03/2025

Source

Property Data

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	9b Park Cr BENTLEIGH 3204	\$1,762,000	26/02/2025
2	1b Loranne St BENTLEIGH 3204	\$1,720,000	14/12/2024
3	1 Perry Ct BRIGHTON EAST 3187	\$1,700,000	15/11/2024

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:

12/03/2025 15:18

1a Dunoon Court, Brighton East Vic 3187

**Jellis
Craig**

Nick Renna

9194 1200

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Indicative Selling Price

\$1,700,000 - \$1,800,000

Median Townhouse Price

12/03/2024 - 11/03/2025: \$1,497,500



 4  3  2

Property Type: Townhouse

Agent Comments

Comparable Properties



9b Park Cr BENTLEIGH 3204 (REI)

Agent Comments

 4  3  2

Price: \$1,762,000

Method: Private Sale

Date: 26/02/2025

Property Type: Townhouse (Single)

Land Size: 350 sqm approx



1b Loranne St BENTLEIGH 3204 (REI)

Agent Comments

 3  2  2

Price: \$1,720,000

Method: Auction Sale

Date: 14/12/2024

Property Type: Townhouse (Res)



1 Perry Ct BRIGHTON EAST 3187 (REI/VG)

Agent Comments

 3  2  3

Price: \$1,700,000

Method: Private Sale

Date: 15/11/2024

Property Type: Townhouse (Single)

Land Size: 624 sqm approx

Account - Jellis Craig | P: 03 9194 1200



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