

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 Nagoon Close, Brighton Vic 3186

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$3,190,000

Property Type House

Suburb Brighton

Period - From 01/07/2024

to

30/06/2025

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	58 Brickwood St BRIGHTON 3186	\$1,655,000	23/08/2025
2	38a Leslie St ELSTERNWICK 3185	\$1,675,000	20/08/2025
3	23 Elm Gr BRIGHTON 3186	\$1,728,000	14/06/2025

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:

25/08/2025 12:08



3 1 1

Property Type: House
Land Size: 385 sqm approx
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,700,000
Median House Price
Year ending June 2025: \$3,190,000

Comparable Properties



58 Brickwood St BRIGHTON 3186 (REI)

3 2 -

Price: \$1,655,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)

Agent Comments

268sqm



38a Leslie St ELSTERNWICK 3185 (REI)

3 2 2

Price: \$1,675,000
Method: Sold Before Auction
Date: 20/08/2025
Property Type: House (Res)

Agent Comments

410sqm



23 Elm Gr BRIGHTON 3186 (REI/VG)

2 1 1

Price: \$1,728,000
Method: Auction Sale
Date: 14/06/2025
Property Type: House (Res)
Land Size: 283 sqm approx

Agent Comments

Account - Atria Real Estate