

# 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

2/41 Kinane Street, Brighton Vic 3186

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,150,000

&

\$1,250,000

### Median sale price

Median price \$1,355,000

Property Type Unit

Suburb Brighton

Period - From 01/01/2025

to 31/03/2025

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	3/18 Kinane St BRIGHTON 3186	\$1,160,000	14/12/2024
2	5/21 Cluden St BRIGHTON EAST 3187	\$1,203,000	04/12/2024
3	1/67 William St BRIGHTON 3186	\$1,200,000	13/11/2024

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:

29/04/2025 12:13



3 1 3

Property Type: Unit  
Agent Comments

Comparable Properties

3/18 Kinane St BRIGHTON 3186 (REI/VG)

Agent Comments

3 2 2

Price: \$1,160,000  
Method: Auction Sale  
Date: 14/12/2024  
Property Type: Unit



5/21 Cluden St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

3 2 1

Price: \$1,203,000  
Method: Sold Before Auction  
Date: 04/12/2024  
Property Type: Unit



1/67 William St BRIGHTON 3186 (REI/VG)

Agent Comments

2 1 2

Price: \$1,200,000  
Method: Private Sale  
Date: 13/11/2024  
Property Type: Unit