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	2 Mary Street, Brighton Vic 3186
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$2,050,000	&	\$2,250,000

Median sale price

Median price	\$3,350,000	Pro	perty Type	House		Suburb	Brighton
Period - From	01/04/2024	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

Add	dress of comparable property	Price	Date of sale
1	96 New St BRIGHTON 3186	\$2,275,000	24/05/2025
2	6 Sara Av BRIGHTON EAST 3187	\$2,250,000	29/03/2025
3	6 Clarkson Av BRIGHTON 3186	\$2,200,000	18/02/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	27/05/2025 10:43









Property Type: House

Indicative Selling Price \$2,050,000 - \$2,250,000 **Median House Price** Year ending March 2025: \$3,350,000

Comparable Properties



96 New St BRIGHTON 3186 (REI)

Price: \$2,275,000 Method: Auction Sale

Date: 24/05/2025 Property Type: House (Res) Land Size: 558 sqm approx

6 Sara Av BRIGHTON EAST 3187 (REI)



Agent Comments

Price: \$2,250,000 Method: Auction Sale Date: 29/03/2025

Property Type: House (Res) Land Size: 618 sqm approx

6 Clarkson Av BRIGHTON 3186 (REI)

Price: \$2,200,000 Method: Private Sale Date: 18/02/2025 Property Type: House **Agent Comments**

Agent Comments

Account - Jellis Craig | P: 03 9194 1200





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