

# 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

25 Anne Crescent, 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

\$2,500,000

&

\$2,750,000

### Median sale price

Median price

\$3,325,000

Property Type

House

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	55 Cole St BRIGHTON 3186	\$2,801,000	05/03/2025
2	60 Black St BRIGHTON 3186	\$2,541,000	22/02/2025
3	1a Esperance Av BRIGHTON 3186	\$3,225,000	08/11/2024

**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:

05/05/2025 10:10

25 Anne Crescent, Brighton Vic 3186

**Jellis  
Craig**

Simone Howell

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**Indicative Selling Price**

\$2,500,000 - \$2,750,000

**Median House Price**

March quarter 2025: \$3,325,000



 4  2  3

**Property Type:** House

## Comparable Properties



**55 Cole St BRIGHTON 3186 (REI)**

Agent Comments

 4  2  3

**Price:** \$2,801,000

**Method:** Private Sale

**Date:** 05/03/2025

**Property Type:** House

**Land Size:** 386 sqm approx



**60 Black St BRIGHTON 3186 (REI)**

Agent Comments

 3  2  2

**Price:** \$2,541,000

**Method:** Auction Sale

**Date:** 22/02/2025

**Property Type:** House (Res)



**1a Esperance Av BRIGHTON 3186 (REI/VG)**

Agent Comments

 3  2  3

**Price:** \$3,225,000

**Method:** Sold Before Auction

**Date:** 08/11/2024

**Property Type:** Townhouse (Res)

**Land Size:** 405 sqm approx

**Account - Jellis Craig** | P: 03 9194 1200



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