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									
Range betwee	n \$2,500,000		&		\$2,750,000				
Median sale price									
Median price	\$3,325,000	Pro	operty Type	Hou	se		Suburb	Brighton	
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Add	dress 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:

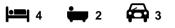
05/05/2025 10:10





Simone Howell





Property Type: House

91941200 0419 542 978 simonehowell@jelliscraig.com.au

Indicative Selling Price \$2,500,000 - \$2,750,000 Median House Price March quarter 2025: \$3,325,000

Comparable Properties

55 Cole St BRIGHTON 3186 (REI) 4 2 3 3 Price: \$2,801,000 Method: Private Sale Date: 05/03/2025 Property Type: House Land Size: 386 sqm approx	Agent Comments
60 Black St BRIGHTON 3186 (REI) 3 2 2 Price: \$2,541,000 Method: Auction Sale Date: 22/02/2025 Property Type: House (Res)	Agent Comments
1a Esperance Av BRIGHTON 3186 (REI/VG) Image: 1 3 Image: 2 Image: 3 Price: \$3,225,000 Method: Sold Before Auction Date: 08/11/2024 Property Type: Townhouse (Res) Land Size: 405 sqm approx	Agent Comments

Account - Jellis Craig | P: 03 9194 1200



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