

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

3/10 Boxshall Street, Brighton Vic 3186

Indicative selling price

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

Range between \$875,000

&

\$960,000

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	3/83 Fewster Rd HAMPTON 3188	\$910,000	02/06/2025
2	5/15-17 Bundeera Rd CAULFIELD SOUTH 3162	\$885,000	09/05/2025
3	24/149 Male St BRIGHTON 3186	\$892,500	29/04/2025

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:

13/06/2025 16:29



2 1 1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$875,000 - \$960,000

Median Unit Price

March quarter 2025: \$1,355,000

Comparable Properties



3/83 Fewster Rd HAMPTON 3188 (REI)

Agent Comments

2 1 2

Price: \$910,000

Method: Private Sale

Date: 02/06/2025

Property Type: Townhouse (Single)



5/15-17 Bundeera Rd CAULFIELD SOUTH 3162 (REI)

Agent Comments

2 1 2

Price: \$885,000

Method: Sold Before Auction

Date: 09/05/2025

Property Type: Townhouse (Single)



24/149 Male St BRIGHTON 3186 (REI)

Agent Comments

2 2 1

Price: \$892,500

Method: Private Sale

Date: 29/04/2025

Property Type: Townhouse (Single)

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525