

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

3/18 Normanby Street, Brighton Vic 3186

Indicative selling price

For the meaning of this price see 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	2/8 Clarkson Av BRIGHTON 3186	\$1,220,000	05/02/2025
2	1/8 Clarkson Av BRIGHTON 3186	\$1,245,000	09/11/2024
3	4/41 Kinane St BRIGHTON 3186	\$1,050,000	07/11/2024

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 16:04



3 1 2

Property Type: Unit

Comparable Properties



2/8 Clarkson Av BRIGHTON 3186 (REI/VG)

Agent Comments

3 1 2

Price: \$1,220,000
Method: Sold Before Auction
Date: 05/02/2025
Property Type: Townhouse (Res)



1/8 Clarkson Av BRIGHTON 3186 (REI/VG)

Agent Comments

3 1 2

Price: \$1,245,000
Method: Private Sale
Date: 09/11/2024
Property Type: Unit



4/41 Kinane St BRIGHTON 3186 (REI/VG)

Agent Comments

3 2 2

Price: \$1,050,000
Method: Private Sale
Date: 07/11/2024
Property Type: Unit