Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	3/18 Normanby 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 \$1,150,000	&	\$1,250,000
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Median sale price

Median price	\$1,355,000	Pro	perty Type	Jnit		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

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
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Date of sale



Michael Hingston 9194 1200 0412 922 488 michaelhingston@jelliscraig.com.au

> **Indicative Selling Price** \$1,150,000 - \$1,250,000 **Median Unit Price** March quarter 2025: \$1,355,000



Property Type: Unit

Comparable Properties



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

Price: \$1,220,000

Method: Sold Before Auction

Date: 05/02/2025

Property Type: Townhouse (Res)

Agent Comments



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

Agent Comments

Agent Comments

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









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

Account - Jellis Craig | P: 03 9194 1200





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