# 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 | 3/31 Murphy Street, Brighton Vic 3186 |
|---------------------------------------|---------------------------------------|
|                                       |                                       |

#### Indicative selling price

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

| Range between \$1,225,000 | & | \$1,265,000 |
|---------------------------|---|-------------|
|---------------------------|---|-------------|

#### Median sale price

| Median price  | \$1,355,000 | Pro | perty Type Un | it |      | 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.

| Address of comparable property |                             | Price       | Date of sale |
|--------------------------------|-----------------------------|-------------|--------------|
| 1                              | 4/3 Oak Gr BRIGHTON 3186    | \$1,391,000 | 31/05/2025   |
| 2                              | 3/96 Cole St BRIGHTON 3186  | \$1,440,000 | 22/03/2025   |
| 3                              | 1/20 Outer Cr BRIGHTON 3186 | \$1,311,000 | 14/12/2024   |

#### 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: | 04/06/2025 08:58 |
|--|------------------|









Property Type: Unit **Agent Comments** 

**Indicative Selling Price** \$1,225,000 - \$1,265,000 **Median Unit Price** March quarter 2025: \$1,355,000

# Comparable Properties



4/3 Oak Gr BRIGHTON 3186 (REI)





Price: \$1,391,000 Method: Auction Sale Date: 31/05/2025 Property Type: Unit

**Agent Comments** 

3/96 Cole St BRIGHTON 3186 (REI/VG)

3



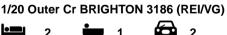


**Agent Comments** 

Price: \$1,440,000 Method: Auction Sale Date: 22/03/2025 Property Type: Villa

Land Size: 301 sqm approx





Price: \$1,311,000 Method: Auction Sale Date: 14/12/2024 Property Type: Unit

**Agent Comments** 

Account - Atria Real Estate





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