#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

Address	3/35 Black 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	\$1,600,000	&	\$1,750,000

#### Median sale price

Median price	\$1,425,000	Pro	perty Type Ur	it		Suburb	Brighton
Period - From	01/07/2025	to	30/09/2025	So	ource	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

Aut	areas or comparable property	1 1100	Date of Sale
1	1/10 Alford St BRIGHTON EAST 3187	\$1,630,000	30/08/2025
2	1/21 Sussex St BRIGHTON 3186	\$1,655,000	30/08/2025
3	1/21 Yuille St BRIGHTON 3186	\$1,750,000	24/05/2025

#### 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:	03/11/2025 14:04



Date of sale

## **JellisCraig**

Kate Fowler 9194 1200 0418 418 385 katefowler@jelliscraig.com.au

**Indicative Selling Price** \$1,600,000 - \$1,750,000 **Median Unit Price** September quarter 2025: \$1,425,000



# Property Type: Townhouse

### Comparable Properties



1/10 Alford St BRIGHTON EAST 3187 (REI/VG)

Price: \$1,630,000 Method: Auction Sale Date: 30/08/2025

Property Type: Townhouse (Res)

**Agent Comments** 



1/21 Sussex St BRIGHTON 3186 (REI/VG)

Price: \$1,655,000 Method: Auction Sale Date: 30/08/2025 Property Type: Unit



Agent Comments



1/21 Yuille St BRIGHTON 3186 (REI/VG)



Price: \$1,750,000 Method: Auction Sale Date: 24/05/2025 Property Type: Villa

Land Size: 532 sqm approx

**Agent Comments** 

Account - Jellis Craig | P: 03 9194 1200



