

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

3/6 Clive Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$950,000

&

\$990,000

Median sale price

Median price \$1,435,000

Property Type Unit

Suburb Brighton East

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	3/29 Pine St BRIGHTON EAST 3187	\$910,000	30/05/2025
2	2/10 Brown St BRIGHTON EAST 3187	\$1,040,000	14/05/2025
3	2/6 Cluden St BRIGHTON EAST 3187	\$970,000	13/03/2025

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:

05/06/2025 16:36



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Property Type: Unit
Agent Comments

Indicative Selling Price
\$950,000 - \$990,000
Median Unit Price
March quarter 2025: \$1,435,000

Comparable Properties



3/29 Pine St BRIGHTON EAST 3187 (REI)

Agent Comments

2 1 1

Price: \$910,000
Method: Sold Before Auction
Date: 30/05/2025
Property Type: Unit



2/10 Brown St BRIGHTON EAST 3187 (REI)

Agent Comments

2 2 1

Price: \$1,040,000
Method: Sold Before Auction
Date: 14/05/2025
Property Type: Unit



2/6 Cluden St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

2 1 1

Price: \$970,000
Method: Private Sale
Date: 13/03/2025
Property Type: Unit

Account - Atria Real Estate