Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

oad, Brighton Vic 3186

Indicative selling price

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

Range between \$2,900,000	&	\$3,100,000
---------------------------	---	-------------

Median sale price

Median price	\$3,200,000	Pro	perty Type	House		Suburb	Brighton
Period - From	01/10/2024	to	30/09/2025		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

Add	dress of comparable property	Price	Date of sale
1	64 Comer St BRIGHTON EAST 3187	\$2,950,000	13/09/2025
2	32 Letchworth Av BRIGHTON EAST 3187	\$3,380,000	27/08/2025
3	26 Studley Rd BRIGHTON EAST 3187	\$3,100,000	24/05/2025

OR

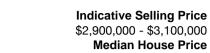
B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	23/10/2025 15:35



FREDMAN

Sarah Korbel 0415 393 898 sarah@fredman.com.au



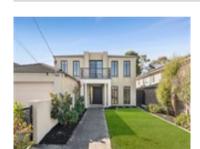
Year ending September 2025: \$3,200,000



Property Type: House Land Size: 722 sqm approx

Agent Comments

Comparable Properties



64 Comer St BRIGHTON EAST 3187 (REI/VG)

Price: \$2,950,000 Method: Auction Sale Date: 13/09/2025

Property Type: House (Res) Land Size: 689 sqm approx

Agent Comments



32 Letchworth Av BRIGHTON EAST 3187 (REI/VG)



Agent Comments





26 Studley Rd BRIGHTON EAST 3187 (VG)

Price: \$3,100,000

Method: Sale Date: 24/05/2025

Property Type: House (Res) Land Size: 650 sqm approx

Agent Comments

Account - Fredman



