

# 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 3a Billson Street, Brighton East Vic 3187

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,650,000 & \$1,700,000

### Median sale price

Median price \$2,598,500 Property Type House Suburb Brighton East

Period - From 01/07/2025 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	Price	Date of sale
1	6a Florence St BRIGHTON EAST 3187	\$1,670,000	16/11/2025
2	141b Thomas St BRIGHTON EAST 3187	\$1,684,000	25/10/2025
3	1a Perry Ct BRIGHTON EAST 3187	\$1,650,000	11/09/2025

**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: 30/11/2025 09:01



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Property Type: House

**Indicative Selling Price**

\$1,650,000 - \$1,700,000

**Median House Price**

September quarter 2025: \$2,598,500

## Comparable Properties



6a Florence St BRIGHTON EAST 3187 (REI)

Agent Comments

3 2 2

**Price:** \$1,670,000

**Method:** Private Sale

**Date:** 16/11/2025

**Property Type:** Townhouse (Res)



141b Thomas St BRIGHTON EAST 3187 (REI)

Agent Comments

4 3 2

**Price:** \$1,684,000

**Method:** Auction Sale

**Date:** 25/10/2025

**Property Type:** Townhouse (Res)



1a Perry Ct BRIGHTON EAST 3187 (REI/VG)

Agent Comments

3 2 2

**Price:** \$1,650,000

**Method:** Sold Before Auction

**Date:** 11/09/2025

**Property Type:** Townhouse (Res)

**Land Size:** 307 sqm approx

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