# 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	4 Arnold Road, Brighton East Vic 3187
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$3,500,000	&	\$3,650,000
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### Median sale price

Median price	\$2,598,500	Pro	perty 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

Add	dress of comparable property	Price	Date of sale
1	214 Were St BRIGHTON EAST 3187	\$3,650,000	16/09/2025
2	126 Ludstone St HAMPTON 3188	\$3,520,000	15/09/2025
3	7 Letchworth Av BRIGHTON EAST 3187	\$3,980,000	16/06/2025

#### 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:	09/10/2025 14:33



#### WHITEFOX

Lana Samuels 9967 1242 0435 165 633 lana@whitefoxrealestate.com.au

**Indicative Selling Price** \$3,500,000 - \$3,650,000 **Median House Price** September quarter 2025: \$2,598,500





Property Type: House (Res) Land Size: 685 sqm approx

**Agent Comments** 

# Comparable Properties



214 Were St BRIGHTON EAST 3187 (REI)

**Agent Comments** 

Price: \$3,650,000 Method: Private Sale Date: 16/09/2025 Property Type: House Land Size: 756 sqm approx

126 Ludstone St HAMPTON 3188 (REI)

Agent Comments

**Agent Comments** 

Price: \$3,520,000 Method: Private Sale Date: 15/09/2025 Property Type: House Land Size: 809 sqm approx



7 Letchworth Av BRIGHTON EAST 3187 (REI/VG)

Date: 16/06/2025

Price: \$3,980,000 Method: Private Sale

Property Type: House Land Size: 650 sqm approx

Account - Whitefox Real Estate | P: 96459699





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