

# 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

5/58-60 Nepean Highway, Brighton Vic 3186

### Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

### Median sale price

Median price

\$2,095,000

Property Type

Townhouse

Suburb

Brighton

Period - From

03/07/2024

to

02/07/2025

Source

Property Data

### 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	22/16-20 Milton St ELWOOD 3184	\$1,202,000	05/04/2025
2	1/7 Brown St BRIGHTON EAST 3187	\$1,190,000	04/03/2025
3	2/8 Clarkson Av BRIGHTON 3186	\$1,220,000	05/02/2025

**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:

03/07/2025 13:35



3 2 2

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price  
\$1,100,000 - \$1,200,000  
Median Townhouse Price  
03/07/2024 - 02/07/2025: \$2,095,000

Comparable Properties



22/16-20 Milton St ELWOOD 3184 (REI)

Agent Comments

3 2 2

Price: \$1,202,000  
Method: Auction Sale  
Date: 05/04/2025  
Property Type: Townhouse (Res)



1/7 Brown St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

3 2 2

Price: \$1,190,000  
Method: Private Sale  
Date: 04/03/2025  
Property Type: Townhouse (Single)  
Land Size: 286 sqm approx



2/8 Clarkson Av BRIGHTON 3186 (REI/VG)

Agent Comments

3 1 2

Price: \$1,220,000  
Method: Sold Before Auction  
Date: 05/02/2025  
Property Type: Townhouse (Res)