

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

51 Charles Street, Brighton East Vic 3187

Indicative selling price

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

Range between

\$1,700,000

&

\$1,800,000

Median sale price

Median price

\$2,120,000

Property Type

House

Suburb

Brighton East

Period - From

01/01/2024

to

31/12/2024

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	8 Ratho Av BRIGHTON EAST 3187	\$1,740,000	19/01/2025
2	17 Cummins Rd BRIGHTON EAST 3187	\$1,800,000	05/12/2024
3	20 Raymond Ct BRIGHTON EAST 3187	\$1,800,000	14/11/2024

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:

24/01/2025 13:43



3 2 1

Property Type: House
Land Size: 662 sqm approx
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,800,000
Median House Price
Year ending December 2024: \$2,120,000

Comparable Properties



8 Ratho Av BRIGHTON EAST 3187 (REI)

Agent Comments

3 2 3

Price: \$1,740,000
Method: Private Sale
Date: 19/01/2025
Property Type: House
Land Size: 412 sqm approx



17 Cummins Rd BRIGHTON EAST 3187 (REI)

Agent Comments

3 2 3

Price: \$1,800,000
Method: Private Sale
Date: 05/12/2024
Property Type: House
Land Size: 675 sqm approx



20 Raymond Ct BRIGHTON EAST 3187 (REI)

Agent Comments

3 2 4

Price: \$1,800,000
Method: Sold Before Auction
Date: 14/11/2024
Property Type: House (Res)
Land Size: 734 sqm approx