

# 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

53 Murphy Street, Brighton Vic 3186

### Indicative selling price

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

Range between

\$2,400,000

&

\$2,600,000

### Median sale price

Median price

\$3,200,000

Property Type

House

Suburb

Brighton

Period - From

01/04/2025

to

30/06/2025

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 | 31a Goldsmith St ELWOOD 3184   | \$2,600,000 | 24/07/2025   |
| 2 | 29 Docker St ELWOOD 3184       | \$2,505,000 | 15/03/2025   |
| 3 | 111 Mitford St ELWOOD 3184     | \$2,580,000 | 01/03/2025   |

**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:

18/08/2025 10:32

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3 2 2

**Property Type:** House  
**Land Size:** 534 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$2,400,000 - \$2,600,000

**Median House Price**

June quarter 2025: \$3,200,000

## Comparable Properties



**31a Goldsmith St ELWOOD 3184 (REI)**

**Agent Comments**

4 3 2

**Price:** \$2,600,000  
**Method:** Private Sale  
**Date:** 24/07/2025  
**Property Type:** House (Res)



**29 Docker St ELWOOD 3184 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$2,505,000  
**Method:** Auction Sale  
**Date:** 15/03/2025  
**Property Type:** House (Res)  
**Land Size:** 442 sqm approx



**111 Mitford St ELWOOD 3184 (REI/VG)**

**Agent Comments**

4 4 1

**Price:** \$2,580,000  
**Method:** Auction Sale  
**Date:** 01/03/2025  
**Property Type:** House (Res)  
**Land Size:** 356 sqm approx

**Account - Jellis Craig** | P: 03 9194 1200