

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

54 Outer Crescent, Brighton Vic 3186

Indicative selling price

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

Range between \$3,500,000

&

\$3,850,000

Median sale price

Median price \$3,190,000

Property Type House

Suburb Brighton

Period - From 01/07/2024

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	15 McCallum St BRIGHTON 3186	\$3,270,000	17/09/2025
2	88 Dendy St BRIGHTON 3186	\$3,100,000	05/09/2025
3	6 Collington Av BRIGHTON 3186	\$3,305,000	31/07/2025

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:

01/10/2025 16:21

Michael Martin
03 9591 0602
0478 011 216

mmartin@rtedgar.com.au

Indicative Selling Price

\$3,500,000 - \$3,850,000

Median House Price

Year ending June 2025: \$3,190,000



Property Type:
Agent Comments

Comparable Properties



15 McCallum St BRIGHTON 3186 (REI)

Agent Comments



Price: \$3,270,000
Method: Sold Before Auction
Date: 17/09/2025
Property Type: House (Res)
Land Size: 669 sqm approx



88 Dendy St BRIGHTON 3186 (REI)

Agent Comments



Price: \$3,100,000
Method: Sold Before Auction
Date: 05/09/2025
Property Type: House (Res)
Land Size: 675 sqm approx



6 Collington Av BRIGHTON 3186 (REI)

Agent Comments



Price: \$3,305,000
Method: Sold Before Auction
Date: 31/07/2025
Property Type: House (Res)
Land Size: 775 sqm approx

Account - RT Edgar Bayside | P: 03 9591 0602 | F: 03 9592 0805



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