

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

64a Marriage Road, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,800,000 & \$1,980,000

Median sale price

Median price \$1,500,000 Property Type Townhouse Suburb Brighton East

Period - From 25/02/2024 to 24/02/2025 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	7 Holmhurst Ct BRIGHTON EAST 3187	\$1,950,000	22/02/2025
2	18a Blanche St BRIGHTON EAST 3187	\$1,975,000	14/09/2024
3	3/726 Hampton St BRIGHTON 3186	\$1,900,000	08/09/2024

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:

25/02/2025 16:27



 4
  3
  2

Property Type:
 Agent Comments

Indicative Selling Price
 \$1,800,000 - \$1,980,000
Median Townhouse Price
 25/02/2024 - 24/02/2025: \$1,500,000

Comparable Properties



7 Holmhurst Ct BRIGHTON EAST 3187 (REI)

Agent Comments

 4
  3
  3

Price: \$1,950,000
Method: Auction Sale
Date: 22/02/2025
Property Type: Townhouse (Res)



18a Blanche St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$1,975,000
Method: Auction Sale
Date: 14/09/2024
Property Type: Townhouse (Res)
Land Size: 417 sqm approx



3/726 Hampton St BRIGHTON 3186 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$1,900,000
Method: Private Sale
Date: 08/09/2024
Property Type: Townhouse (Res)
Land Size: 298 sqm approx

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372