

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

7/20 Outer Crescent, Brighton Vic 3186

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,425,000

Property Type

Unit

Suburb

Brighton

Period - From

01/07/2025

to

30/09/2025

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	1/383 New St BRIGHTON 3186	\$1,175,000	01/10/2025
2	3/76 Gardenvale Rd GARDENVALE 3185	\$1,200,000	15/06/2025
3	1/63 Roslyn St BRIGHTON 3186	\$1,150,000	31/05/2025

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:

29/10/2025 10:52



 2
  1
  2

Property Type: Villa unit

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median Unit Price

September quarter 2025: \$1,425,000

Comparable Properties



1/383 New St BRIGHTON 3186 (REI)

Agent Comments

 2
  2
  2

Price: \$1,175,000

Method: Private Sale

Date: 01/10/2025

Property Type: Apartment



3/76 Gardenvale Rd GARDENVALE 3185 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$1,200,000

Method: Sold Before Auction

Date: 15/06/2025

Property Type: Unit



1/63 Roslyn St BRIGHTON 3186 (REI/VG)

Agent Comments

 2
  1
  2

Price: \$1,150,000

Method: Auction Sale

Date: 31/05/2025

Property Type: Unit

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