

# 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 Trafalgar Street, Brighton Vic 3186

### Indicative selling price

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

Range between

\$2,200,000

&

\$2,420,000

### Median sale price

Median price

\$3,350,000

Property Type

House

Suburb

Brighton

Period - From

01/04/2024

to

31/03/2025

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	53 Head St BRIGHTON 3186	\$2,414,000	06/03/2025
2	31 Lynch St BRIGHTON 3186	\$2,330,000	19/12/2024
3	168 Cochrane St BRIGHTON 3186	\$2,570,000	12/12/2024

**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:

28/05/2025 10:47



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Property Type: House (Res)  
Agent Comments

Indicative Selling Price  
\$2,200,000 - \$2,420,000  
Median House Price  
Year ending March 2025: \$3,350,000

Comparable Properties

53 Head St BRIGHTON 3186 (REI/VG)

Agent Comments

3 2 2

Price: \$2,414,000  
Method: Private Sale  
Date: 06/03/2025  
Property Type: Townhouse (Res)



31 Lynch St BRIGHTON 3186 (VG)

Agent Comments

3 - -

Price: \$2,330,000  
Method: Sale  
Date: 19/12/2024  
Property Type: House (Res)  
Land Size: 22 sqm approx



168 Cochrane St BRIGHTON 3186 (REI/VG)

Agent Comments

5 3 3

Price: \$2,570,000  
Method: Sold Before Auction  
Date: 12/12/2024  
Property Type: House (Res)  
Land Size: 539 sqm approx

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400