Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Trafalgar Street, Brighton Vic 3186
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Indicative selling price

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

Range between \$2,200,000	&	\$2,420,000
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Median sale price

Median price	\$3,350,000	Pro	perty 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.

Ad	dress 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

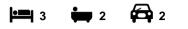
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	28/05/2025 10:47









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)

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Agent Comments

Price: \$2,414,000 Method: Private Sale Date: 06/03/2025

Property Type: Townhouse (Res)

31 Lynch St BRIGHTON 3186 (VG)

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Price: \$2,330,000 Method: Sale Date: 19/12/2024

Property Type: House (Res) **Land Size:** 22 sgm approx

Agent Comments



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Price: \$2,570,000

Method: Sold Before Auction

Date: 12/12/2024

Property Type: House (Res) **Land Size:** 539 sqm approx

Agent Comments

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



