Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	9 Grant Street, Brighton East Vic 3187
Including suburb and	
postcode	

Indicative selling price

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

Range between \$2,550,000	&	\$2,650,000
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Median sale price

Median price	\$2,150,000	Pro	perty Type	House		Suburb	Brighton East
Period - From	28/02/2024	to	27/02/2025		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	14 Holmhurst Ct BRIGHTON EAST 3187	\$2,670,000	19/12/2024
2	111 Male St BRIGHTON 3186	\$2,600,000	24/11/2024
3			

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.

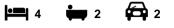
This Statement of Information was prepared on:	28/02/2025 11:00



Date of sale







Property Type: House (Res) **Land Size:** 600 sqm approx

Agent Comments

Indicative Selling Price \$2,550,000 - \$2,650,000 Median House Price 28/02/2024 - 27/02/2025: \$2,150,000

Comparable Properties



14 Holmhurst Ct BRIGHTON EAST 3187 (VG)

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Agent Comments

Price: \$2,670,000 Method: Sale Date: 19/12/2024

Property Type: House (Res) Land Size: 697 sqm approx



111 Male St BRIGHTON 3186 (REI/VG)

= 4





3

Agent Comments

Price: \$2,600,000 Method: Private Sale Date: 24/11/2024 Property Type: House Land Size: 559 sgm approx

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.

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



