

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

9 Mackie Grove, Brighton East Vic 3187

Indicative selling price

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

Range between

\$1,850,000

&

\$2,000,000

Median sale price

Median price

\$2,325,000

Property Type

House

Suburb

Brighton East

Period - From

01/01/2025

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	18 Moore St BRIGHTON EAST 3187	\$1,860,000	26/02/2025
2	2a Oxford St BRIGHTON EAST 3187	\$1,940,000	05/01/2025
3	19 Roseberry Av BRIGHTON EAST 3187	\$1,965,000	15/12/2024

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:

06/05/2025 17:47



5 2 3

Property Type: House

Agent Comments

Comparable Properties



18 Moore St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

3 1 1

Price: \$1,860,000

Method: Sold Before Auction

Date: 26/02/2025

Property Type: House (Res)

Land Size: 609 sqm approx



2a Oxford St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

4 2 2

Price: \$1,940,000

Method: Private Sale

Date: 05/01/2025

Property Type: House

Land Size: 566 sqm approx



19 Roseberry Av BRIGHTON EAST 3187 (REI/VG)

Agent Comments

4 2 2

Price: \$1,965,000

Method: Private Sale

Date: 15/12/2024

Property Type: House

Land Size: 550 sqm approx