Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Street, Brighton Vic 3186	Address
	Including suburb and
	postcode
	0

Indicative selling price

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

Range between	\$2,800,000	&	\$2,880,000

Median sale price

Median price	\$3,475,000	Pro	perty Type	House		Suburb	Brighton
Period - From	01/07/2024	to	30/09/2024		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.

Price Address of comparable property

Ad	dress of comparable property	Price	Date of sale
1	102 Head St BRIGHTON 3186	\$2,625,000	27/11/2024
2	11 Hillcrest Av BRIGHTON 3186	\$2,750,000	27/08/2024
3	4 Hillcrest Av BRIGHTON 3186	\$2,700,000	12/08/2024

OR

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

This Statement of Information was prepared on:	10/01/2025 12:42



FREDMAN

Rina Ma 0477 773 333

Indicative Selling Price \$2,800,000 - \$2,880,000 **Median House Price** September quarter 2024: \$3,475,000

rina@fredman.com.au





Property Type: House Land Size: 636 sqm approx

Agent Comments

Comparable Properties



102 Head St BRIGHTON 3186 (REI)

Price: \$2,625,000

Method: Sold Before Auction

Date: 27/11/2024

Property Type: House (Res)

Agent Comments



11 Hillcrest Av BRIGHTON 3186 (REI/VG)

Agent Comments

Price: \$2,750,000 Method: Private Sale Date: 27/08/2024 Property Type: House Land Size: 646 sqm approx



4 Hillcrest Av BRIGHTON 3186 (REI/VG)

Price: \$2,700,000

Method: Sold Before Auction

Date: 12/08/2024

Property Type: House (Res) Land Size: 693 sqm approx **Agent Comments**

Account - Fredman





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