

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

G01/74 Well Street, Brighton Vic 3186

Indicative selling price

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

Range between

\$3,000,000

&

\$3,300,000

Median sale price

Median price

\$1,315,500

Property Type

Unit

Suburb

Brighton

Period - From

01/01/2024

to

31/12/2024

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.

	Address of comparable property	Price	Date of sale
1	202/19 Halifax St BRIGHTON 3186	\$3,300,000	28/11/2024
2	1/18a Black St BRIGHTON 3186	\$3,300,000	17/10/2024
3	105/59 Carpenter St BRIGHTON 3186	\$3,445,000	18/09/2024

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:

04/02/2025 15:40



3 3 2

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$3,000,000 - \$3,300,000
Median Unit Price
Year ending December 2024: \$1,315,500

Comparable Properties



202/19 Halifax St BRIGHTON 3186 (REI/VG)

Agent Comments

4 2 3

Price: \$3,300,000
Method: Private Sale
Date: 28/11/2024
Property Type: Apartment
Land Size: 343 sqm approx

1/18a Black St BRIGHTON 3186 (VG)

Agent Comments

3 - -

Price: \$3,300,000
Method: Sale
Date: 17/10/2024
Property Type: Flat/Unit/Apartment (Res)

105/59 Carpenter St BRIGHTON 3186 (VG)

Agent Comments

3 - -

Price: \$3,445,000
Method: Sale
Date: 18/09/2024
Property Type: Strata Unit/Flat