

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

12 Brown Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$4,000,000

&

\$4,400,000

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	56 St Andrews St BRIGHTON 3186	\$4,235,000	18/02/2025
2	8 Selwyn St BRIGHTON 3186	\$4,012,500	18/12/2024
3	2 Wright St BRIGHTON 3186	\$4,010,000	07/12/2024

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 12:40

12 Brown Street, Brighton East Vic 3187

**Jellis
Craig**

Nick Renna

9194 1200

0411 551 190

nickrenna@jellisrcraig.com.au

Indicative Selling Price

\$4,000,000 - \$4,400,000

Median House Price

March quarter 2025: \$2,325,000



 6  5  5

Property Type: House (Res)

Land Size: 945 sqm approx

Agent Comments

Comparable Properties



56 St Andrews St BRIGHTON 3186 (REI)

Agent Comments

 4  3  2

Price: \$4,235,000

Method: Private Sale

Date: 18/02/2025

Property Type: House



8 Selwyn St BRIGHTON 3186 (REI)

Agent Comments

 4  3  2

Price: \$4,012,500

Method: Private Sale

Date: 18/12/2024

Property Type: House

Land Size: 822 sqm approx



2 Wright St BRIGHTON 3186 (REI/VG)

Agent Comments

 5  2  4

Price: \$4,010,000

Method: Auction Sale

Date: 07/12/2024

Property Type: House (Res)

Land Size: 617 sqm approx

Account - Jellis Craig | P: 03 9194 1200



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