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
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Median sale price

Median price	\$2,325,000	Pro	perty 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

Add	Address of comparable property		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 comparableproperties 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





Nick Renna 9194 1200 0411 551 190

Indicative Selling Price \$4,000,000 - \$4,400,000 **Median House Price** March quarter 2025: \$2,325,000

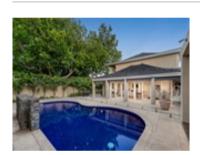
nickrenna@jelliscraig.com.au



Property Type: House (Res) Land Size: 945 sqm approx

Agent Comments

Comparable Properties



56 St Andrews St BRIGHTON 3186 (REI)

Agent Comments

Price: \$4,235,000 Method: Private Sale Date: 18/02/2025 Property Type: House



8 Selwyn St BRIGHTON 3186 (REI)

Agent Comments

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)

Price: \$4,010,000 Method: Auction Sale Date: 07/12/2024

Property Type: House (Res) Land Size: 617 sqm approx **Agent Comments**

Account - Jellis Craig | P: 03 9194 1200



