

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

134 South Road, Brighton East Vic 3187

Indicative selling price

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

Range between \$2,300,000 & \$2,450,000

Median sale price

Median price \$2,300,000 Property Type House Suburb Brighton East

Period - From 01/10/2023 to 31/12/2023 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	36 Ludstone St HAMPTON 3188	\$2,592,000	24/02/2024
2	317 South Rd BRIGHTON EAST 3187	\$2,560,000	09/11/2023
3	42 Avondale St HAMPTON 3188	\$2,450,000	19/10/2023

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:

28/02/2024 10:12



5 2 3

Property Type: House (Res)

Land Size: 604 sqm approx

Agent Comments

Indicative Selling Price

\$2,300,000 - \$2,450,000

Median House Price

December quarter 2023: \$2,300,000

Comparable Properties



36 Ludstone St HAMPTON 3188 (REI)

Agent Comments

3 2 2

Price: \$2,592,000

Method: Sold Before Auction

Date: 24/02/2024

Property Type: House (Res)

Land Size: 670 sqm approx



317 South Rd BRIGHTON EAST 3187 (REI)

Agent Comments

5 3 6

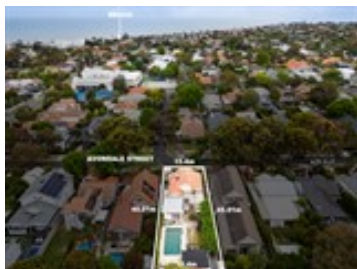
Price: \$2,560,000

Method: Private Sale

Date: 09/11/2023

Property Type: House

Land Size: 780 sqm approx



42 Avondale St HAMPTON 3188 (REI/VG)

Agent Comments

4 2 4

Price: \$2,450,000

Method: Private Sale

Date: 19/10/2023

Property Type: House

Land Size: 683 sqm approx

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