

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

158 Dendy Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$2,800,000 & \$2,970,000

Median sale price

Median price \$2,355,000 Property Type House Suburb Brighton East

Period - From 01/04/2023 to 30/06/2023 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	5 Walstab St BRIGHTON EAST 3187	\$2,925,000	13/05/2023
2	86 Comer St BRIGHTON EAST 3187	\$2,880,000	25/07/2023
3	9 Grant St BRIGHTON EAST 3187	\$2,820,000	19/08/2023

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:

20/09/2023 13:26



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Property Type: House (Previously Occupied - Detached)
Land Size: 627 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$2,800,000 - \$2,970,000
Median House Price
June quarter 2023: \$2,355,000

Comparable Properties



5 Walstab St BRIGHTON EAST 3187 (REI/VG) [Agent Comments](#)

4 3 2

Price: \$2,925,000
Method: Auction Sale
Date: 13/05/2023
Property Type: House (Res)
Land Size: 409 sqm approx



86 Comer St BRIGHTON EAST 3187 (REI) [Agent Comments](#)

4 3 2

Price: \$2,880,000
Method: Private Sale
Date: 25/07/2023
Property Type: House



9 Grant St BRIGHTON EAST 3187 (REI/VG) [Agent Comments](#)

4 3 3

Price: \$2,820,000
Method: Auction Sale
Date: 19/08/2023
Property Type: House (Res)
Land Size: 600 sqm approx

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372