Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

1a Webb Street, Brighton Vic 3186
, 3

Indicative selling price

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

Range between \$3,600,000	&	\$3,900,000
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Median sale price*

Median price \$3,350,000	Prop	perty Type	House		Suburb	Brighton
Period - From 22/04/2024	to 2	22/04/2025		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	dress of comparable property	Price	Date of sale
1	86 Cochrane St BRIGHTON 3186	\$4,500,000	12/02/2025
2	14 Pine St BRIGHTON 3186	\$3,900,000	22/01/2025
3	1a Esperance Av BRIGHTON 3186	\$3,225,000	08/11/2024

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:	22/04/2025 16:38













Property Type: House (Res) Land Size: 461 sqm approx

Agent Comments

Indicative Selling Price \$3,600,000 - \$3,900,000 Median House Price * 22/04/2024 - 22/04/2025: \$3,350,000 * Agent calculated median

Comparable Properties



86 Cochrane St BRIGHTON 3186 (VG)





Price: \$4,500,000 Method: Sale Date: 12/02/2025

Property Type: House (Res) Land Size: 517 sqm approx

Agent Comments



14 Pine St BRIGHTON 3186 (REI/VG)







Price: \$3,900,000

Method: Sold Before Auction

Date: 22/01/2025

Property Type: House (Res) Land Size: 620 sqm approx

Agent Comments



1a Esperance Av BRIGHTON 3186 (REI/VG)





Price: \$3,225,000

Method: Sold Before Auction

Date: 08/11/2024

Property Type: Townhouse (Res) Land Size: 405 sqm approx

Agent Comments

Account - RT Edgar Bayside | P: 03 9591 0602 | F: 03 9592 0805





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