

# 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

349a Nepean Highway, Brighton East Vic 3187

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,595,000

&

\$1,695,000

### Median sale price

Median price \$1,435,000

Property Type Unit

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	9b Bevan St ORMOND 3204	\$1,655,000	21/03/2025
2	80 Marriage Rd BRIGHTON EAST 3187	\$1,750,000	20/03/2025
3	1 Perry Ct BRIGHTON EAST 3187	\$1,700,000	15/11/2024

**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:

15/05/2025 12:31