

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

4/2D Dendy Street, Brighton Vic 3186

Indicative selling price

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

Range between \$4,900,000

&

\$5,300,000

Median sale price

Median price \$1,400,000

Property Type Unit

Suburb Brighton

Period - From 01/01/2024

to 31/03/2024

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	194a Esplanade BRIGHTON 3186	\$5,500,000	27/02/2024
2	201/33 Male St BRIGHTON 3186	\$5,220,000	08/03/2024
3	3/2d Dendy St BRIGHTON 3186	\$4,600,000	06/05/2024

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:

12/06/2024 11:53



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Property Type: Apartment
Land Size: 403 sqm approx
Agent Comments

Indicative Selling Price
 \$4,900,000 - \$5,300,000
Median Unit Price
 March quarter 2024: \$1,400,000

Comparable Properties



194a Esplanade BRIGHTON 3186 (REI)

4
 4
 2

Price: \$5,500,000
Method: Private Sale
Date: 27/02/2024
Property Type: House (Res)

Agent Comments

Water views however no outdoor area unless from rooftop which is considerably smaller. Inferior renovation. Also this property is double level which doesn't suit many people.

201/33 Male St BRIGHTON 3186 (VG)

1
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 -

Price: \$5,220,000
Method: Sale
Date: 08/03/2024
Property Type: Strata Unit/Flat

Agent Comments

Purchased off-the-plan. Inferior location. Not near the water and a larger development, not one of four like Dendy St.



3/2d Dendy St BRIGHTON 3186 (REI)

4
 3
 3

Price: \$4,600,000
Method: Private Sale
Date: 06/05/2024
Property Type: Apartment
Land Size: 305 sqm approx

Agent Comments

No butlers pantry, inferior floorplan and much larger rooftop of almost 200sqm.

Account - Marshall White | P: 03 9822 9999



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