

# 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

44 Head Street, Brighton Vic 3186

### Indicative selling price

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

Range between \$3,000,000 & \$3,300,000

### Median sale price

Median price \$3,002,500 Property Type House Suburb Brighton

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	18 Grandview Rd BRIGHTON 3186	\$3,255,000	29/11/2023
2	4 Wagstaff Ct BRIGHTON 3186	\$3,100,000	02/09/2023
3	377 St Kilda St BRIGHTON 3186	\$3,050,000	19/11/2023

**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:

07/02/2024 16:18



 5   
  2   
  2

**Rooms:** 9  
**Property Type:** House  
**Land Size:** 637 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$3,000,000 - \$3,300,000  
**Median House Price**  
 December quarter 2023: \$3,002,500

## Comparable Properties



**18 Grandview Rd BRIGHTON 3186 (REI/VG)**

Agent Comments

 5   
  3   
  3

**Price:** \$3,255,000  
**Method:** Private Sale  
**Date:** 29/11/2023  
**Property Type:** House  
**Land Size:** 603 sqm approx



**4 Wagstaff Ct BRIGHTON 3186 (REI/VG)**

Agent Comments

 3   
  3   
  3

**Price:** \$3,100,000  
**Method:** Auction Sale  
**Date:** 02/09/2023  
**Property Type:** House (Res)  
**Land Size:** 585 sqm approx



**377 St Kilda St BRIGHTON 3186 (REI)**

Agent Comments

 4   
  2   
  2

**Price:** \$3,050,000  
**Method:** Sold Before Auction  
**Date:** 19/11/2023  
**Property Type:** House (Res)  
**Land Size:** 885 sqm approx

Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139