

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

5 Ebdon Street, Brighton Vic 3186

Indicative selling price

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

Range between \$2,700,000

&

\$2,950,000

Median sale price

Median price \$3,162,750

Property Type House

Suburb Brighton

Period - From 01/01/2023

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	42 Ebdon St BRIGHTON 3186	\$2,955,000	24/10/2023
2	15 Cowper St BRIGHTON 3186	\$2,900,000	12/09/2023
3	100 Martin St BRIGHTON 3186	\$2,850,000	01/11/2023

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:

29/02/2024 11:28



Rooms: 5
Property Type: House (Res)
Land Size: 668.099 sqm approx
Agent Comments

Indicative Selling Price
\$2,700,000 - \$2,950,000
Median House Price
Year ending December 2023: \$3,162,750

Comparable Properties



42 Ebden St BRIGHTON 3186 (REI/VG)

Agent Comments



Price: \$2,955,000
Method: Sold Before Auction
Date: 24/10/2023
Property Type: House (Res)
Land Size: 468 sqm approx



15 Cowper St BRIGHTON 3186 (REI/VG)

Agent Comments



Price: \$2,900,000
Method: Private Sale
Date: 12/09/2023
Property Type: House (Res)
Land Size: 577 sqm approx



100 Martin St BRIGHTON 3186 (REI)

Agent Comments



Price: \$2,850,000
Method: Auction Sale
Date: 01/11/2023
Property Type: House (Res)
Land Size: 604 sqm approx

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