

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

554 New Street, Brighton Vic 3186

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

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	39a Sycamore Gr BALACLAVA 3183	\$1,375,000	10/04/2024
2	71 Byron St ELWOOD 3184	\$1,280,000	04/05/2024
3	2a Meredith St ELWOOD 3184	\$1,235,000	12/04/2024

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:

20/05/2024 10:16



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Property Type: House (Res)
Land Size: 325 (approx) sqm
 approx
[Agent Comments](#)

Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median Unit Price
 March quarter 2024: \$1,400,000

Comparable Properties



39a Sycamore Gr BALACLAVA 3183 (REI)

[Agent Comments](#)

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Price: \$1,375,000
Method: Sold Before Auction
Date: 10/04/2024
Property Type: House (Res)



71 Byron St ELWOOD 3184 (REI)

[Agent Comments](#)

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Price: \$1,280,000
Method: Auction Sale
Date: 04/05/2024
Property Type: House (Res)



2a Meredith St ELWOOD 3184 (REI)

[Agent Comments](#)

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Price: \$1,235,000
Method: Private Sale
Date: 12/04/2024
Property Type: Townhouse (Single)
Land Size: 107 sqm approx

Account - RT Edgar | P: 03 9826 1000