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 | 9 Hillcrest Avenue, Brighton Vic 3186 |
|----------------------|---------------------------------------|
| Including suburb and | |
| postcode | |
| | |

Indicative selling price

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

| Range between | \$4,950,000 | & | \$5,400,000 |
|---------------|-------------|---|-------------|
| _ | | | |

Median sale price

| Median price | \$3,230,000 | Pro | perty Type | House | | Suburb | Brighton |
|---------------|-------------|-----|------------|-------|--------|----------|----------|
| Period - From | 28/05/2024 | to | 27/05/2025 | | Source | Property | / Data |

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.

| Ad | dress of comparable property | Price | Date of sale |
|----|------------------------------|-------------|--------------|
| 1 | 2 William St BRIGHTON 3186 | \$5,180,000 | 15/03/2025 |
| 2 | 7 Weatherly Gr BRIGHTON 3186 | \$5,787,500 | 22/12/2024 |
| 3 | 63 Cochrane St BRIGHTON 3186 | \$5,350,000 | 21/12/2024 |

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: | 28/05/2025 13:25 |
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Property Type: House (Res) Land Size: 646 sqm approx

Agent Comments

Indicative Selling Price \$4,950,000 - \$5,400,000 **Median House Price** 28/05/2024 - 27/05/2025: \$3,230,000

Comparable Properties



2 William St BRIGHTON 3186 (REI)



Price: \$5,180,000 Method: Private Sale Date: 15/03/2025 Property Type: House **Agent Comments**



7 Weatherly Gr BRIGHTON 3186 (VG)

2







Agent Comments

Price: \$5,787,500 Method: Sale Date: 22/12/2024

Property Type: House (Res) Land Size: 635 sqm approx

63 Cochrane St BRIGHTON 3186 (VG)



Price: \$5,350,000 Method: Sale Date: 21/12/2024

Property Type: House (Res) Land Size: 678 sqm approx **Agent Comments**

Account - Marshall White | P: 03 9822 9999





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