

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

9 Hillcrest Avenue, Brighton Vic 3186

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

Property 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.

	Address 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



 5  3  2

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)

Agent Comments

 5  4  5

Price: \$5,180,000

Method: Private Sale

Date: 15/03/2025

Property Type: House



7 Weatherly Gr BRIGHTON 3186 (VG)

Agent Comments

 2  -  -

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)

Agent Comments

 4  -  -

Price: \$5,350,000

Method: Sale

Date: 21/12/2024

Property Type: House (Res)

Land Size: 678 sqm approx

Account - Marshall White | P: 03 9822 9999