

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

62 North Road, Brighton Vic 3186

Indicative selling price

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

Single price

\$3,500,000

Median sale price

Median price

\$3,200,000

Property Type

House

Suburb

Brighton

Period - From

01/04/2025

to

30/06/2025

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	15 McCallum St BRIGHTON 3186	\$3,270,000	17/09/2025
2	1 Maragle Av BRIGHTON 3186	\$3,450,000	03/04/2025
3			

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:

03/10/2025 13:43

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Indicative Selling Price
\$3,500,000

Median House Price
June quarter 2025: \$3,200,000



Property Type:
Land Size: 724 sqm approx
Agent Comments

Comparable Properties



15 Mccallum St BRIGHTON 3186 (REI)

Agent Comments



Price: \$3,270,000
Method: Sold Before Auction
Date: 17/09/2025
Property Type: House (Res)
Land Size: 669 sqm approx



1 Maragle Av BRIGHTON 3186 (REI/VG)

Agent Comments



Price: \$3,450,000
Method: Auction Sale
Date: 03/04/2025
Property Type: House (Res)
Land Size: 861 sqm approx

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.