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

7 Cluden Street, Brighton East Vic 3187

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$2,700,000		&		\$2,900,000			
Median sale price								
Median price	\$2,168,000	Pro	Property Type Hou		use		Suburb	Brighton East
Period - From	15/07/2024	to	14/07/2025		So	urce	Propert	y 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 sixmonths 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	739 Hampton St BRIGHTON 3186	\$2,915,000	19/05/2025
2	209 Dendy St BRIGHTON EAST 3187	\$2,900,000	03/05/2025
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:

15/07/2025 09:36









Property Type: House **Land Size:** 443 sqm approx Agent Comments Indicative Selling Price \$2,700,000 - \$2,900,000 Median House Price 15/07/2024 - 14/07/2025: \$2,168,000

Comparable Properties

739 Hampton St BRIGHTON 3186 (REI) 4 4 6 3 Price: \$2,915,000 Method: Private Sale Date: 19/05/2025 Property Type: House Land Size: 409 sqm approx	Agent Comments
209 Dendy St BRIGHTON EAST 3187 (REI) 4 3 6 3 Price: \$2,900,000 Method: Private Sale Date: 03/05/2025 Property Type: House	Agent Comments

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.

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400



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