## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 8 Cecil Street, Brighton East Vic 3187

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	n \$2,300,000		&		\$2,500,000				
Median sale price									
Median price	\$2,150,000	Pro	operty Type	Hou	se		Suburb	Brighton East	
Period - From	01/07/2024	to	30/06/2025	;	So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	23 Campbell St BENTLEIGH 3204	\$2,200,000	21/06/2025
2	41 Bright St BRIGHTON EAST 3187	\$2,350,000	13/03/2025
3	1 Granter St BRIGHTON EAST 3187	\$2,380,000	11/03/2025

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:

16/07/2025 16:23









Rooms: 6 Property Type: House Land Size: 900 sqm approx Agent Comments Indicative Selling Price \$2,300,000 - \$2,500,000 Median House Price Year ending June 2025: \$2,150,000

# **Comparable Properties**

23 Campbell St BENTLEIGH 3204 (REI) 5 2 2 4 Price: \$2,200,000 Method: Auction Sale Date: 21/06/2025 Property Type: House (Res) Land Size: 750 sqm approx	Agent Comments
41 Bright St BRIGHTON EAST 3187 (REI/VG) 4 2 2 2 Price: \$2,350,000 Method: Private Sale Date: 13/03/2025 Property Type: House Land Size: 764 sqm approx	Agent Comments
1 Granter St BRIGHTON EAST 3187 (REI/VG)   Image: A image	Agent Comments

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



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