

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

16 Alexander Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,414,000

Property Type Unit

Suburb Brighton East

Period - From 01/07/2024

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	13/19 Landcox St BRIGHTON EAST 3187	\$1,365,000	15/07/2025
2	5/60-62 Milroy St BRIGHTON EAST 3187	\$1,290,000	14/06/2025
3	18a Primrose Cr BRIGHTON EAST 3187	\$1,385,000	13/04/2025

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:

06/08/2025 11:45



3 2 1

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 214 sqm approx

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median Unit Price

Year ending June 2025: \$1,414,000

Comparable Properties



13/19 Landcox St BRIGHTON EAST 3187 (REI)

Agent Comments

3 2 2

Price: \$1,365,000

Method: Private Sale

Date: 15/07/2025

Property Type: Townhouse (Single)



5/60-62 Milroy St BRIGHTON EAST 3187 (REI)

Agent Comments

3 2 2

Price: \$1,290,000

Method: Private Sale

Date: 14/06/2025

Property Type: Townhouse (Single)



18a Primrose Cr BRIGHTON EAST 3187 (VG)

Agent Comments

3 - -

Price: \$1,385,000

Method: Sale

Date: 13/04/2025

Property Type: Flat/Unit/Apartment (Res)

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