Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

| | 1/2 Robinson Street, Brighton East Vic 3187 |
|----------------------|---|
| Including suburb and | • |
| postcode | |
| | |

Indicative selling price

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

| Range between | \$1,600,000 | & | \$1,700,000 |
|---------------|-------------|---|-------------|
| | | | |

Median sale price

| Median price \$1,591,500 | Pr | operty Type Tov | vnhouse | Suburb | Brighton East |
|--------------------------|----|-----------------|---------|-----------|---------------|
| Period - From 05/08/2024 | to | 04/08/2025 | Sourc | eProperty | v 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

| Address of comparable property | | Price | Date of sale |
|--------------------------------|-----------------------------------|-------------|--------------|
| 1 | 1/18 Wrixon Av BRIGHTON EAST 3187 | \$1,700,000 | 22/05/2025 |
| 2 | 24B Tatong Rd BRIGHTON EAST 3187 | \$1,705,000 | 03/04/2025 |
| 3 | 80 Marriage Rd BRIGHTON EAST 3187 | \$1,750,000 | 20/03/2025 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 05/08/2025 14:02 |
|--|------------------|









Property Type: Townhouse **Land Size:** 325 sqm approx

Agent Comments

Indicative Selling Price \$1,600,000 - \$1,700,000 Median Townhouse Price 05/08/2024 - 04/08/2025: \$1,591,500

Comparable Properties



1/18 Wrixon Av BRIGHTON EAST 3187 (REI)

4

1

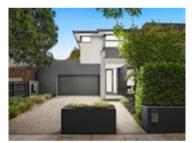
Price: \$1,700,000

Method: Sold Before Auction

Date: 22/05/2025

Property Type: Townhouse (Res)

Agent Comments



24B Tatong Rd BRIGHTON EAST 3187 (REI/VG)



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2

Agent Comments

Price: \$1,705,000 Method: Private Sale Date: 03/04/2025

Property Type: Townhouse (Single) **Land Size:** 318 sqm approx

80 Marriage Rd BRIGHTON EAST 3187 (REI/VG)



3



P 2



3

Price: \$1,750,000 Method: Private Sale Date: 20/03/2025

Property Type: Townhouse (Single) **Land Size:** 310 sqm approx

Agent Comments



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



