

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

2/22 Burrows Street, Brighton Vic 3186

Indicative selling price

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

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$1,310,500

Property Type Unit

Suburb Brighton

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	450 St Kilda St BRIGHTON 3186	\$1,500,000	30/05/2025
2	18a Primrose Cr BRIGHTON EAST 3187	\$1,415,000	13/04/2025
3	3/96 Cole St BRIGHTON 3186	\$1,440,000	22/03/2025

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:

16/09/2025 10:19



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Property Type:
 Divorce/Estate/Family Transfers
 Agent Comments

Indicative Selling Price
 \$1,400,000 - \$1,500,000
Median Unit Price
 Year ending June 2025: \$1,310,500

Comparable Properties



450 St Kilda St BRIGHTON 3186 (REI/VG)

Agent Comments

3
 2
 2

Price: \$1,500,000
Method: Sold Before Auction
Date: 30/05/2025
Property Type: Townhouse (Res)



18a Primrose Cr BRIGHTON EAST 3187 (REI)

Agent Comments

3
 2
 2

Price: \$1,415,000
Method: Private Sale
Date: 13/04/2025
Property Type: Townhouse (Single)

3/96 Cole St BRIGHTON 3186 (REI/VG)

Agent Comments

3
 2
 2

Price: \$1,440,000
Method: Auction Sale
Date: 22/03/2025
Property Type: Villa
Land Size: 301 sqm approx

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