

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

25a Milroy Street, Brighton East Vic 3187

Indicative selling price

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

Range between

\$800,000

&

\$875,000

Median sale price

Median price

\$2,598,500

Property Type

House

Suburb

Brighton East

Period - From

01/07/2025

to

30/09/2025

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	5/900 Hampton St BRIGHTON 3186	\$882,000	01/10/2025
2	6/122 North Rd BRIGHTON 3186	\$850,000	12/09/2025
3	2/42 Union St BRIGHTON EAST 3187	\$850,000	14/08/2025

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:

29/10/2025 12:06

25a Milroy Street, Brighton East Vic 3187

NICK JOHNSTONE
your personal agent

Jonty Wells

9553 8300

0418 800 093

Jonty@nickjohnstone.com.au

Indicative Selling Price

\$800,000 - \$875,000

Median House Price

September quarter 2025: \$2,598,500



 2  1  1

Property Type: House

Agent Comments

Comparable Properties



5/900 Hampton St BRIGHTON 3186 (REI)

Agent Comments

 2  1  1

Price: \$882,000

Method: Private Sale

Date: 01/10/2025

Property Type: Unit



6/122 North Rd BRIGHTON 3186 (REI/VG)

Agent Comments

 2  1  1

Price: \$850,000

Method: Private Sale

Date: 12/09/2025

Property Type: Unit

Land Size: 1625 sqm approx



2/42 Union St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

 2  1  1

Price: \$850,000

Method: Private Sale

Date: 14/08/2025

Property Type: Unit

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



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