

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
15 Brickwood Street, Brighton Vic 3186

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb
Period - From to Source

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 89 Martin St BRIGHTON 3186 | \$3,250,000 | 03/10/2025 |
| 2 | | |
| 3 | | |

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:



Property Type:

Agent Comments

Indicative Selling Price
\$3,200,000 - \$3,400,000

Median House Price

Year ending December 2025: \$3,250,000

Comparable Properties



89 Martin St BRIGHTON 3186 (REI)



Price: \$3,250,000

Method: Expression of Interest

Date: 03/10/2025

Property Type: House (Res)

Land Size: 609 sqm approx

Agent Comments

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.

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