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	53 Murphy Street, Brighton Vic 3186

Indicative selling price

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

Range between $2,400,000 & $2,600,000

Median sale price

Median price $3,200,000 Property Type House Suburb Brighton

Period - From 01/04/2025 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	31a Goldsmith St ELWOOD 3184	$2,600,000	24/07/2025
2	29 Docker St ELWOOD 3184	$2,505,000	15/03/2025
3	111 Mitford St ELWOOD 3184	$2,580,000	01/03/2025

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: 18/08/2025 10:32

53 Murphy Street, Brighton Vic 3186

JellisCraig

Nick Renna
9194 1200
0411 551 190
nickrenna@jelliscraig.com.au



3 2 2

Property Type: House
Land Size: 534 sqm approx

Agent Comments

Indicative Selling Price
$2,400,000 - $2,600,000
Median House Price
June quarter 2025: $3,200,000

Comparable Properties



31a Goldsmith St ELWOOD 3184 (REI)

4 3 2

Price: $2,600,000
Method: Private Sale
Date: 24/07/2025
Property Type: House (Res)

Agent Comments



29 Docker St ELWOOD 3184 (REI/VG)

3 2 2

Price: $2,505,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)
Land Size: 442 sqm approx

Agent Comments



111 Mitford St ELWOOD 3184 (REI/VG)

4 4 1

Price: $2,580,000
Method: Auction Sale
Date: 01/03/2025
Property Type: House (Res)
Land Size: 356 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9194 1200

REIV THE DIFFERENCE

propertydata .com.au

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