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<br>Including suburb and postcode | 6 Talofa Avenue, Brighton East Vic 3187 |

## Indicative selling price

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

Range between $2,200,000 & $2,300,000

## Median sale price

Median price $2,058,000 Property Type House Suburb Brighton East

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 | 173 Thomas St BRIGHTON EAST 3187 | $2,295,000 | 19/07/2025 |
| 2 | 31a Sussex St BRIGHTON 3186 | $2,350,000 | 13/06/2025 |
| 3 | 21b Elizabeth St BRIGHTON EAST 3187 | $2,250,000 | 05/03/2025 |

**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 15:14

# 6 Talofa Avenue, Brighton East Vic 3187

JellisCraig

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4 2 2

**Property Type:** House

**Indicative Selling Price**
$2,200,000 - $2,300,000
**Median House Price**
June quarter 2025: $2,058,000

## Comparable Properties



**173 Thomas St BRIGHTON EAST 3187 (REI/VG)**

4 3 2

**Price:** $2,295,000
**Method:** Private Sale
**Date:** 19/07/2025
**Property Type:** Townhouse (Single)
**Land Size:** 349 sqm approx

Agent Comments



**31a Sussex St BRIGHTON 3186 (REI)**

3 2 2

**Price:** $2,350,000
**Method:** Private Sale
**Date:** 13/06/2025
**Property Type:** Townhouse (Single)

Agent Comments



**21b Elizabeth St BRIGHTON EAST 3187 (REI/VG)**

4 3 2

**Price:** $2,250,000
**Method:** Sold Before Auction
**Date:** 05/03/2025
**Property Type:** Townhouse (Res)
**Land Size:** 367 sqm approx

Agent Comments



REIV THE DIFFERENCE | propertydata.com.au

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