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	158 Dendy Street, Brighton East Vic 3187

Indicative selling price

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

Single price $2,900,000

Median sale price

Median price $2,720,000 Property Type House Suburb Brighton East

Period - From 01/07/2023 to 30/09/2023 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 Walstab St BRIGHTON EAST 3187	$2,925,000	13/05/2023
2	25 Robinson St BRIGHTON EAST 3187	$2,850,000	16/09/2023
3	29 Binnie St BRIGHTON EAST 3187	$2,765,000	15/07/2023

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: 27/10/2023 17:31

158 Dendy Street, Brighton East Vic 3187



3 3 2

Property Type: House
Land Size: 627 sqm approx

Agent Comments

Indicative Selling Price
$2,900,000
Median House Price
September quarter 2023: $2,720,000

Comparable Properties



5 Walstab St BRIGHTON EAST 3187 (REI/VG)

4 3 2

Price: $2,925,000
Method: Auction Sale
Date: 13/05/2023
Property Type: House (Res)
Land Size: 409 sqm approx

Agent Comments



25 Robinson St BRIGHTON EAST 3187 (REI)

4 3 2

Price: $2,850,000
Method: Private Sale
Date: 16/09/2023
Property Type: House
Land Size: 614 sqm approx

Agent Comments



29 Binnie St BRIGHTON EAST 3187 (REI)

3 2 1

Price: $2,765,000
Method: Private Sale
Date: 15/07/2023
Property Type: House
Land Size: 672 sqm approx

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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