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	402 St Kilda Street, Brighton Vic 3186

Indicative selling price

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

Range between $3,600,000 & $3,900,000

Median sale price

Median price $3,177,500 Property Type House Suburb Brighton

Period - From 01/01/2021 to 31/12/2021 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	39 Orchard St BRIGHTON 3186	$3,775,000	01/12/2021
2	12 Heaton Av ELWOOD 3184	$3,750,000	10/11/2021
3	4 Baroona Ct BRIGHTON 3186	$3,730,000	10/10/2021

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: 08/02/2022 10:13

402 St Kilda Street, Brighton Vic 3186



4 3 4

Property Type: House
Land Size: 780 sqm approx

Agent Comments

Indicative Selling Price
$3,600,000 - $3,900,000
Median House Price
Year ending December 2021: $3,177,500

Comparable Properties



39 Orchard St BRIGHTON 3186 (REI/VG)

4 2 -

Price: $3,775,000
Method: Sold Before Auction
Date: 01/12/2021
Property Type: House (Res)
Land Size: 425 sqm approx

Agent Comments



12 Heaton Av ELWOOD 3184 (REI)

3 2 2

Price: $3,750,000
Method: Sold Before Auction
Date: 10/11/2021
Property Type: House (Res)
Land Size: 711 sqm approx

Agent Comments



4 Baroona Ct BRIGHTON 3186 (REI/VG)

4 3 4

Price: $3,730,000
Method: Private Sale
Date: 10/10/2021
Property Type: House
Land Size: 644 sqm approx

Agent Comments

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

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