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	2/13 Binnie Street, Brighton East Vic 3187

Indicative selling price

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

Single price $875,000

Median sale price

Median price $910,000 Property Type Unit Suburb Brighton East

Period - From 25/08/2024 to 24/08/2025 Source Property Data

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	103/33 Crisp St HAMPTON 3188	$888,000	20/05/2025
2	2/363 South Rd BRIGHTON EAST 3187	$870,000	17/05/2025
3	11/95 Outer Cr BRIGHTON 3186	$875,000	19/03/2025

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: 25/08/2025 08:51

2/13 Binnie Street, Brighton East Vic 3187

RT Edgar



2

Rooms: 4
Property Type: Flat
Land Size: 93.543 sqm approx

Agent Comments

Indicative Selling Price
$875,000
Median Unit Price
25/08/2024 - 24/08/2025: $910,000

Comparable Properties



103/33 Crisp St HAMPTON 3188 (REI/VG)

2 2 1

Price: $888,000
Method: Private Sale
Date: 20/05/2025
Property Type: Unit

Agent Comments



2/363 South Rd BRIGHTON EAST 3187 (REI/VG)

2 1 1

Price: $870,000
Method: Auction Sale
Date: 17/05/2025
Property Type: Unit

Agent Comments

11/95 Outer Cr BRIGHTON 3186 (VG)

1 - -

Price: $875,000
Method: Sale
Date: 19/03/2025
Property Type: Retirement Village Individual Flat/Unit

Agent Comments

Account - RT Edgar Bayside | P: 03 9591 0602 | F: 03 9592 0805

REIV THE DIFFERENCE

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