

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

84 New Street, Brighton Vic 3186

Indicative selling price

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

Range between \$7,200,000

&

\$7,600,000

Median sale price

Median price \$3,250,000

Property Type House

Suburb Brighton

Period - From 26/07/2023

to

25/07/2024

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	123 Roslyn St BRIGHTON 3186	\$7,575,000	17/06/2024
2	12 Normanby St BRIGHTON 3186	\$7,300,000	26/03/2024
3	2 Middle Cr BRIGHTON 3186	\$7,750,000	05/03/2024

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:

26/07/2024 19:24



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Property Type: House
Land Size: 650 sqm approx
Agent Comments

Indicative Selling Price
\$7,200,000 - \$7,600,000
Median House Price
26/07/2023 - 25/07/2024: \$3,250,000

Comparable Properties



123 Roslyn St BRIGHTON 3186 (REI)

Agent Comments

4 4 3

Price: \$7,575,000
Method: Private Sale
Date: 17/06/2024
Property Type: House
Land Size: 742 sqm approx



12 Normanby St BRIGHTON 3186 (REI/VG)

Agent Comments

4 3 2

Price: \$7,300,000
Method: Private Sale
Date: 26/03/2024
Property Type: House (Res)



2 Middle Cr BRIGHTON 3186 (REI/VG)

Agent Comments

6 3 5

Price: \$7,750,000
Method: Private Sale
Date: 05/03/2024
Property Type: House
Land Size: 850 sqm approx

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