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	17b Bright Street, Brighton Vic 3186

Indicative selling price

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

Range between $1,450,000 & $1,550,000

Median sale price

Median price $1,875,000 Property Type Townhouse Suburb Brighton

Period - From 27/08/2023 to 26/08/2024 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	3/23 Landcox St BRIGHTON EAST 3187	$1,502,000	09/05/2024
2	137b Marriage Rd BRIGHTON EAST 3187	$1,625,000	13/04/2024
3	3/893 Hampton St BRIGHTON 3186	$1,675,000	02/03/2024

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: 27/08/2024 14:14

17b Bright Street, Brighton Vic 3186

shelter. Real Estate
Melina Scriva
0419 348 606
melina@shelterrealestate.com.au



4 2 2

Rooms: 7
Property Type: Townhouse

Indicative Selling Price
$1,450,000 - $1,550,000
Median Townhouse Price
27/08/2023 - 26/08/2024: $1,875,000

Agent Comments

This elegant dual-level residence, inspired by Tuscan architecture, offers instant and irresistible appeal for those looking to upgrade, downsize, or enjoy a low-maintenance lifestyle.

Comparable Properties



3/23 Landcox St BRIGHTON EAST 3187 (REI/VG)

4 2 2

Price: $1,502,000
Method: Private Sale
Date: 09/05/2024
Property Type: House
Land Size: 369 sqm approx

Agent Comments



137b Marriage Rd BRIGHTON EAST 3187 (REI/VG)

4 2 3

Price: $1,625,000
Method: Auction Sale
Date: 13/04/2024
Property Type: Townhouse (Res)
Land Size: 364 sqm approx

Agent Comments



3/893 Hampton St BRIGHTON 3186 (REI/VG)

4 2 2

Price: $1,675,000
Method: Auction Sale
Date: 02/03/2024
Property Type: Townhouse (Res)

Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990

REIV THE DIFFERENCE | propertydata.com.au

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