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	7/126 Centre Road, Brighton East Vic 3187

Indicative selling price

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

Range between $590,000 & $620,000

Median sale price

Median price $995,000 Property Type Unit Suburb Brighton East

Period - From 21/08/2023 to 20/08/2024 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	206/15 Vickery St BENTLEIGH 3204	$635,000	15/06/2024
2	104/134 Mckinnon Rd MCKINNON 3204	$600,000	04/06/2024
3	204/24 Mavho St BENTLEIGH 3204	$599,999	08/04/2024

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: 21/08/2024 16:40

7/126 Centre Road, Brighton East Vic 3187



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$590,000 - $620,000
Median Unit Price
21/08/2023 - 20/08/2024: $995,000

Comparable Properties



206/15 Vickery St BENTLEIGH 3204 (REI/VG)

2 2 1

Price: $635,000
Method: Auction Sale
Date: 15/06/2024
Property Type: Unit

Agent Comments



104/134 Mckinnon Rd MCKINNON 3204 (REI/VG)

2 2 1

Price: $600,000
Method: Private Sale
Date: 04/06/2024
Property Type: Apartment

Agent Comments



204/24 Mavho St BENTLEIGH 3204 (REI/VG)

2 2 1

Price: $599,999
Method: Private Sale
Date: 08/04/2024
Property Type: Apartment

Agent Comments

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598

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