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	3 Henslow Court, Brighton East Vic 3187

Indicative selling price

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

Range between $1,650,000 & $1,780,000

Median sale price

Median price $2,188,000 Property Type House Suburb Brighton East

Period - From 01/10/2023 to 30/09/2024 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	4 Rogers Av BRIGHTON EAST 3187	$1,780,000	11/09/2024
2	16 Jean St MCKINNON 3204	$1,730,000	10/09/2024
3	9 Allfrey St BRIGHTON EAST 3187	$1,771,050	20/07/2024

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: 06/11/2024 10:38

3 Henslow Court, Brighton East Vic 3187

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5 2 2

Rooms: 5
Property Type: House
Land Size: 673 sqm approx

Agent Comments

Indicative Selling Price
$1,650,000 - $1,780,000
Median House Price
Year ending September 2024: $2,188,000

Comparable Properties



4 Rogers Av BRIGHTON EAST 3187 (REI)

3 2 2

Price: $1,780,000
Method: Sold Before Auction
Date: 11/09/2024
Property Type: House (Res)
Land Size: 559 sqm approx

Agent Comments



16 Jean St MCKINNON 3204 (REI)

3 2 -

Price: $1,730,000
Method: Sold Before Auction
Date: 10/09/2024
Property Type: House (Res)

Agent Comments



9 Allfrey St BRIGHTON EAST 3187 (REI/VG)

4 2 2

Price: $1,771,050
Method: Private Sale
Date: 20/07/2024
Property Type: House
Land Size: 629 sqm approx

Agent Comments

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