

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

8/44 Durrant Street, Brighton, VIC 3186

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$900,000

&

\$950,000

Median sale price

Median price

1,275,000

Property Type

Unit

Suburb

BRIGHTON

Period - From

12/05/2024

to

11/11/2024

Source

core\_logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property		Price	Date of sale
1	1/28 Murphy Street Brighton Vic 3186	\$905,000	2024-09-18
2	3/142 Were Street Brighton Vic 3186	\$975,000	2024-08-06
3	4/5 Bent Street Brighton Vic 3186	\$980,000	2024-07-04

This Statement of Information was prepared on:

12/11/2024