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	56 St Andrews Street, Brighton VIC 3186

Indicative selling price

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

Range between $4,200,000 & $4,500,000

Median sale price

Median price $3,227,500 Property Type House Suburb Brighton

Period - From 06/08/2024 to 05/02/2025 Source core_logic

Comparable property sales (*Delete A or B below as applicable)

A* 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
23 Cadby Street Brighton VIC 3186	$4,350,000	17/08/2024
23 Martin Street Brighton VIC 3186	$4,530,000	24/08/2024
12 Grandview Road Brighton VIC 3186	$4,225,000	13/09/2024

This Statement of Information was prepared on: 06/02/2025