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	1-3 Sara Avenue, Brighton East Vic 3187

Indicative selling price

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

Range between $3,000,000 & $3,300,000

Median sale price

Median price $2,325,000 Property Type House Suburb Brighton East

Period - From 01/01/2025 to 31/03/2025 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	87 Baird St BRIGHTON EAST 3187	$3,475,000	20/03/2025
2	4 Holmhurst Ct BRIGHTON EAST 3187	$3,260,000	13/02/2025
3	59 Baird St BRIGHTON EAST 3187	$3,155,000	12/11/2024

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: 06/05/2025 15:35

1-3 Sara Avenue, Brighton East Vic 3187



4 2 4

Property Type: House (Res)
Land Size: 920 sqm approx

Agent Comments

Indicative Selling Price
$3,000,000 - $3,300,000
Median House Price
March quarter 2025: $2,325,000

Comparable Properties



87 Baird St BRIGHTON EAST 3187 (REI)

4 2 2

Price: $3,475,000
Method: Private Sale
Date: 20/03/2025
Property Type: House
Land Size: 696 sqm approx

Agent Comments

Double garage, superior location



4 Holmhurst Ct BRIGHTON EAST 3187 (REI/VG)

4 3 4

Price: $3,260,000
Method: Private Sale
Date: 13/02/2025
Property Type: House
Land Size: 624 sqm approx

Agent Comments

Similar home, smaller land



59 Baird St BRIGHTON EAST 3187 (REI/VG)

4 2 2

Price: $3,155,000
Method: Private Sale
Date: 12/11/2024
Property Type: House
Land Size: 1079 sqm approx

Agent Comments

Similar land size, much older home

Account - Marshall White | P: 03 9822 9999

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