

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

2/48 Sussex Street, Brighton Vic 3186

Indicative selling price

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

Range between \$1,850,000 & \$2,000,000

Median sale price

Median price \$2,090,000 Property Type Townhouse Suburb Brighton

Period - From 06/05/2024 to 05/05/2025 Source Property Data

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	1/160 Church St BRIGHTON 3186	\$2,150,000	20/02/2025
2	407 New St BRIGHTON 3186	\$1,850,000	31/12/2024
3	700a Hampton St BRIGHTON 3186	\$1,850,000	19/11/2024

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 12:00

**Property Type:** Townhouse**Land Size:** 354 sqm approx**Agent Comments****Indicative Selling Price**

\$1,850,000 - \$2,000,000

Median Townhouse Price

06/05/2024 - 05/05/2025: \$2,090,000

Comparable Properties

**1/160 Church St BRIGHTON 3186 (REI)****Agent Comments****Price:** \$2,150,000**Method:** Private Sale**Date:** 20/02/2025**Property Type:** Townhouse (Single)**Land Size:** 232 sqm approx**407 New St BRIGHTON 3186 (VG)****Agent Comments****Price:** \$1,850,000**Method:** Sale**Date:** 31/12/2024**Property Type:** Flat/Unit/Apartment (Res)**700a Hampton St BRIGHTON 3186 (REI/VG)****Agent Comments****Price:** \$1,850,000**Method:** Private Sale**Date:** 19/11/2024**Property Type:** Townhouse (Single)**Land Size:** 220 sqm approx**Account - Hodies** | P: 03 9596 1111 | F: 03 9596 7139