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	32 Marion Street, Brighton Vic 3186

Indicative selling price

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

Single price $1,600,000

Median sale price

Median price $3,762,500 Property Type House Suburb Brighton

Period - From 01/04/2024 to 30/06/2024 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	85 Centre Rd BRIGHTON EAST 3187	$1,680,000	12/08/2024
2	19 Grey St CAULFIELD SOUTH 3162	$1,575,000	28/07/2024
3	7 Little Union St BRIGHTON EAST 3187	$1,665,000	22/06/2024

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: 23/08/2024 10:53

32 Marion Street, Brighton Vic 3186

Kate Fowler
9194 1200
0418 418 385
katefowler@jelliscraig.com.au



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,600,000
Median House Price
June quarter 2024: $3,762,500

Comparable Properties



85 Centre Rd BRIGHTON EAST 3187 (REI)

3 2 1

Price: $1,680,000
Method: Private Sale
Date: 12/08/2024
Property Type: House

Agent Comments



19 Grey St CAULFIELD SOUTH 3162 (REI)

3 1 3

Price: $1,575,000
Method: Auction Sale
Date: 28/07/2024
Property Type: House (Res)
Land Size: 581 sqm approx

Agent Comments



7 Little Union St BRIGHTON EAST 3187 (REI)

3 1 2

Price: $1,665,000
Method: Auction Sale
Date: 22/06/2024
Property Type: House (Res)

Agent Comments

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