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	2/41 Kinane Street, Brighton Vic 3186

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $1,355,000 Property Type Unit Suburb Brighton

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	3/18 Kinane St BRIGHTON 3186	$1,160,000	14/12/2024
2	5/21 Cluden St BRIGHTON EAST 3187	$1,203,000	04/12/2024
3	1/67 William St BRIGHTON 3186	$1,200,000	13/11/2024

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: 29/04/2025 12:13

2/41 Kinane Street, Brighton Vic 3186

Nick Renna
9194 1200
0411 551 190
nickrenna@jelliscraig.com.au



3 1 3

Property Type: Unit

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median Unit Price
March quarter 2025: $1,355,000

Comparable Properties

3/18 Kinane St BRIGHTON 3186 (REI/VG)

3 2 2

Price: $1,160,000
Method: Auction Sale
Date: 14/12/2024
Property Type: Unit

Agent Comments



5/21 Cluden St BRIGHTON EAST 3187 (REI/VG)

3 2 1

Price: $1,203,000
Method: Sold Before Auction
Date: 04/12/2024
Property Type: Unit

Agent Comments



1/67 William St BRIGHTON 3186 (REI/VG)

2 1 2

Price: $1,200,000
Method: Private Sale
Date: 13/11/2024
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 9194 1200

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