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<br>Including suburb and postcode | 14 Stradbroke Avenue, Brighton East Vic 3187 |

## Indicative selling price

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

Single price $1,900,000

## 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 | 28 Hodder St BRIGHTON EAST 3187 | $1,853,000 | 29/05/2025 |
| 2 | 5 Roseberry Av BRIGHTON EAST 3187 | $1,920,000 | 21/05/2025 |
| 3 | 161 Thomas St BRIGHTON EAST 3187 | $1,888,000 | 19/03/2025 |

**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: 02/06/2025 12:52

# 14 Stradbroke Avenue, Brighton East Vic 3187



4 2 5

**Property Type:** House

**Indicative Selling Price**
$1,900,000
**Median House Price**
March quarter 2025: $2,325,000

## Comparable Properties



**28 Hodder St BRIGHTON EAST 3187 (REI)**

4 2 5

**Price:** $1,853,000
**Method:** Auction Sale
**Date:** 29/05/2025
**Property Type:** House
**Land Size:** 600 sqm approx

Agent Comments



**5 Roseberry Av BRIGHTON EAST 3187 (REI)**

4 2 2

**Price:** $1,920,000
**Method:** Sold Before Auction
**Date:** 21/05/2025
**Property Type:** House (Res)

Agent Comments



**161 Thomas St BRIGHTON EAST 3187 (REI)**

4 3 4

**Price:** $1,888,000
**Method:** Sold Before Auction
**Date:** 19/03/2025
**Property Type:** House (Res)
**Land Size:** 752 sqm approx

Agent Comments

**Account** - Jellis Craig | P: 03 9194 1200

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