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	63 Lynch Crescent, Brighton Vic 3186

Indicative selling price

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

Range between $7,000,000 & $7,700,000

Median sale price

Median price $3,350,000 Property Type House Suburb Brighton

Period - From 01/04/2024 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	4 Connor St BRIGHTON EAST 3187	$6,810,000	04/04/2025
2	77 William St BRIGHTON 3186	$6,900,000	11/03/2025
3	17 Regent St BRIGHTON EAST 3187	$7,855,000	09/12/2024

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: 07/05/2025 11:16

63 Lynch Crescent, Brighton Vic 3186



Property Type: Land (Res)
Land Size: 761 sqm approx

Agent Comments

Indicative Selling Price
$7,000,000 - $7,700,000
Median House Price
Year ending March 2025: $3,350,000

Comparable Properties



4 Connor St BRIGHTON EAST 3187 (REI)

4 | 4 | 6

Price: $6,810,000
Method: Private Sale
Date: 04/04/2025
Property Type: House (Res)

Agent Comments

Smaller land - inferior location - Brighton East



77 William St BRIGHTON 3186 (REI)

6 | 4 | 6

Price: $6,900,000
Method: Private Sale
Date: 11/03/2025
Property Type: House
Land Size: 727 sqm approx

Agent Comments

Smaller land - older house - no lift - inferior location



17 Regent St BRIGHTON EAST 3187 (REI/VG)

4 | 4 | 5

Price: $7,855,000
Method: Private Sale
Date: 09/12/2024
Property Type: House
Land Size: 923 sqm approx

Agent Comments

Inferior location - Brighton East however newer home and larger land - no basement

Account - Marshall White | P: 03 9822 9999

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