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	9a Burwah Avenue, Brighton East Vic 3187

Indicative selling price

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

Range between $1,550,000 & $1,650,000

Median sale price

Median price $1,566,500 Property Type Townhouse Suburb Brighton East

Period - From 29/07/2024 to 28/07/2025 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	4 Aralee Pl BRIGHTON EAST 3187	$1,583,000	17/05/2025
2	3/5a Valdemar Ct BRIGHTON EAST 3187	$1,550,000	21/03/2025
3	2b Bourneville Av BRIGHTON EAST 3187	$1,600,000	01/03/2025

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: 29/07/2025 10:42

9a Burwah Avenue, Brighton East Vic 3187

JellisCraig

Eileen Bell
91941200
0430 372 602
eileenbell@jelliscraig.com.au



4 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$1,550,000 - $1,650,000
Median Townhouse Price
29/07/2024 - 28/07/2025: $1,566,500

Comparable Properties



4 Aralee Pl BRIGHTON EAST 3187 (REI)

3 2 2

Price: $1,583,000
Method: Auction Sale
Date: 17/05/2025
Property Type: Townhouse (Res)

Agent Comments



3/5a Valdemar Ct BRIGHTON EAST 3187 (REI/VG)

2 2 1

Price: $1,550,000
Method: Private Sale
Date: 21/03/2025
Property Type: Townhouse (Single)

Agent Comments



2b Bourneville Av BRIGHTON EAST 3187 (REI/VG)

4 2 2

Price: $1,600,000
Method: Auction Sale
Date: 01/03/2025
Property Type: Townhouse (Res)
Land Size: 250 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9194 1200

REIV THE DIFFERENCE

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