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	9 Collis Street, Brighton East VIC 3187

Indicative selling price

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

Single price	$3,280,000

Median sale price

Median price	$2,200,000	Property Type	House	Suburb	Brighton East
Period - From	28/05/2025	to	27/11/2025	Source	Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
37 Marriage Road Brighton East VIC 3187	$3,289,000	10/11/2025
12 Holmhurst Court Brighton East VIC 3187	$3,157,500	22/11/2025
32 Letchworth Avenue Brighton East VIC 3187	$3,380,000	14/08/2025

This Statement of Information was prepared on: 28/11/2025