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	3/10 Boxshall Street, Brighton Vic 3186

Indicative selling price

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

Range between $875,000 & $960,000

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	3/83 Fewster Rd HAMPTON 3188	$910,000	02/06/2025
2	5/15-17 Bundeera Rd CAULFIELD SOUTH 3162	$885,000	09/05/2025
3	24/149 Male St BRIGHTON 3186	$892,500	29/04/2025

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: 13/06/2025 16:29

3/10 Boxshall Street, Brighton Vic 3186



2 1 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$875,000 - $960,000
Median Unit Price
March quarter 2025: $1,355,000

Comparable Properties



3/83 Fewster Rd HAMPTON 3188 (REI)

2 1 2

Price: $910,000
Method: Private Sale
Date: 02/06/2025
Property Type: Townhouse (Single)

Agent Comments



5/15-17 Bundeera Rd CAULFIELD SOUTH 3162 (REI)

2 1 2

Price: $885,000
Method: Sold Before Auction
Date: 09/05/2025
Property Type: Townhouse (Single)

Agent Comments



24/149 Male St BRIGHTON 3186 (REI)

2 2 1

Price: $892,500
Method: Private Sale
Date: 29/04/2025
Property Type: Townhouse (Single)

Agent Comments

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525

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