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	4/657 Nepean Highway, Brighton East Vic 3187

Indicative selling price

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

Range between $490,000 & $539,000

Median sale price

Median price $930,000 Property Type Unit Suburb Brighton East

Period - From 07/10/2024 to 06/10/2025 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	7/657 Nepean Hwy BRIGHTON EAST 3187	$493,000	11/09/2025
2	2/191 McKinnon Rd MCKINNON 3204	$527,300	18/08/2025
3			

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: 07/10/2025 10:19

4/657 Nepean Highway, Brighton East Vic 3187



2 1 1

Rooms: 4
Property Type: Apartment

Agent Comments

Indicative Selling Price
$490,000 - $539,000
Median Unit Price
07/10/2024 - 06/10/2025: $930,000

Comparable Properties



7/657 Nepean Hwy BRIGHTON EAST 3187 (REI)

2 1 1

Price: $493,000
Method: Private Sale
Date: 11/09/2025
Property Type: Apartment

Agent Comments



2/191 McKinnon Rd MCKINNON 3204 (REI)

2 1 1

Price: $527,300
Method: Private Sale
Date: 18/08/2025
Property Type: Apartment

Agent Comments

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.

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598

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