

# 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

2 Waverley Street, Brighton East Vic 3187

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$3,750,000 & \$4,000,000

### Median sale price

Median price \$2,475,000 Property Type House Suburb Brighton East

Period - From 01/01/2024 to 31/03/2024 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	73 Comer St BRIGHTON EAST 3187	\$4,800,000	05/03/2024
2	35 Comer St BRIGHTON EAST 3187	\$4,351,000	23/03/2024
3	25 Canberra Gr BRIGHTON EAST 3187	\$4,350,000	24/11/2023

**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: 15/04/2024 12:11



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**Indicative Selling Price**  
\$3,750,000 - \$4,000,000  
**Median House Price**  
March quarter 2024: \$2,475,000

**Property Type:** House  
**Land Size:** 690 sqm approx  
**Agent Comments**

## Comparable Properties



**73 Comer St BRIGHTON EAST 3187 (REI)**

**Agent Comments**

 4  4  4

**Price:** \$4,800,000  
**Method:** Private Sale  
**Date:** 05/03/2024  
**Property Type:** House  
**Land Size:** 656 sqm approx



**35 Comer St BRIGHTON EAST 3187 (REI)**

**Agent Comments**

 5  4  2

**Price:** \$4,351,000  
**Method:** Auction Sale  
**Date:** 23/03/2024  
**Property Type:** House (Res)  
**Land Size:** 691 sqm approx



**25 Canberra Gr BRIGHTON EAST 3187 (VG)**

**Agent Comments**

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**Price:** \$4,350,000  
**Method:** Sale  
**Date:** 24/11/2023  
**Property Type:** House (Res)  
**Land Size:** 608 sqm approx

**Account - Atria Real Estate**