

# 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

14a Campbell Street, Brighton Vic 3186

### Indicative selling price

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

Range between \$3,600,000 & \$3,900,000

### Median sale price

Median price \$1,887,500 Property Type Townhouse Suburb Brighton

Period - From 17/12/2023 to 16/12/2024 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	1/50 William St BRIGHTON 3186	\$3,920,000	02/11/2024
2	2a Enfield Rd BRIGHTON 3186	\$3,750,000	10/08/2024
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: 17/12/2024 15:49



**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**1/50 William St BRIGHTON 3186 (REI)**

Agent Comments



**Price:** \$3,920,000

**Method:** Private Sale

**Date:** 02/11/2024

**Property Type:** Townhouse (Res)



**2a Enfield Rd BRIGHTON 3186 (REI/VG)**

Agent Comments



**Price:** \$3,750,000

**Method:** Auction Sale

**Date:** 10/08/2024

**Property Type:** Townhouse (Res)

**Land Size:** 366 sqm approx

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.