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	5A James Street, Brighton Vic 3186
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$2,100,000	&	\$2,250,000

Median sale price

Median price	\$3,267,500	Pro	perty Type	House		Suburb	Brighton
Period - From	01/07/2023	to	30/06/2024		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	1 Carpenter St BRIGHTON 3186	\$2,300,000	11/08/2024
2	122a Head St BRIGHTON 3186	\$2,340,000	05/07/2024
3	28a Munro St BRIGHTON 3186	\$2,125,000	15/04/2024

OR

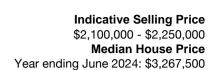
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	09/10/2024 15:36



FREDMAN

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Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



1 Carpenter St BRIGHTON 3186 (REI)





Price: \$2,300,000

Method: Sold After Auction

Date: 11/08/2024

Property Type: House (Res)

Agent Comments



122a Head St BRIGHTON 3186 (REI/VG)





Price: \$2,340,000 Method: Private Sale Date: 05/07/2024

Property Type: House (Res)

Agent Comments



28a Munro St BRIGHTON 3186 (REI/VG)





Price: \$2,125,000 Method: Private Sale Date: 15/04/2024 Property Type: House Land Size: 337 sqm approx Agent Comments

Account - Fredman Property Group



