

# 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

122 Dendy Street, Brighton East Vic 3187

### Indicative selling price

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

Range between

\$3,800,000

&

\$4,000,000

### Median sale price

Median price

\$2,120,000

Property Type

House

Suburb

Brighton East

Period - From

01/01/2024

to

31/12/2024

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 Summerhill Rd BRIGHTON EAST 3187	\$3,950,000	27/10/2024
2	36 Baird St BRIGHTON EAST 3187	\$4,085,000	24/10/2024
3	1 Cluden St BRIGHTON EAST 3187	\$4,280,000	04/10/2024

**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:

24/03/2025 16:06

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0415 393 898  
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5 3 2

**Property Type:** House  
**Land Size:** 665 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$3,800,000 - \$4,000,000  
**Median House Price**  
Year ending December 2024: \$2,120,000

## Comparable Properties



1 Summerhill Rd BRIGHTON EAST 3187 (REI/VG)

**Agent Comments**

5 3 2

**Price:** \$3,950,000  
**Method:** Private Sale  
**Date:** 27/10/2024  
**Property Type:** House  
**Land Size:** 650 sqm approx



36 Baird St BRIGHTON EAST 3187 (REI/VG)

**Agent Comments**

5 3 2

**Price:** \$4,085,000  
**Method:** Auction Sale  
**Date:** 24/10/2024  
**Property Type:** House (Res)  
**Land Size:** 700 sqm approx



1 Cluden St BRIGHTON EAST 3187 (REI/VG)

**Agent Comments**

4 2 2

**Price:** \$4,280,000  
**Method:** Auction Sale  
**Date:** 04/10/2024  
**Property Type:** House  
**Land Size:** 1093 sqm approx

Account - Fredman



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