

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

7 Cluden Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$2,700,000

&

\$2,900,000

Median sale price

Median price \$2,168,000

Property Type House

Suburb Brighton East

Period - From 15/07/2024

to

14/07/2025

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	739 Hampton St BRIGHTON 3186	\$2,915,000	19/05/2025
2	209 Dendy St BRIGHTON EAST 3187	\$2,900,000	03/05/2025
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:

15/07/2025 09:36



 4  3  2

Property Type: House
Land Size: 443 sqm approx
Agent Comments

Indicative Selling Price
\$2,700,000 - \$2,900,000
Median House Price
15/07/2024 - 14/07/2025: \$2,168,000

Comparable Properties



739 Hampton St BRIGHTON 3186 (REI)

Agent Comments

 4  4  3

Price: \$2,915,000
Method: Private Sale
Date: 19/05/2025
Property Type: House
Land Size: 409 sqm approx



209 Dendy St BRIGHTON EAST 3187 (REI)

Agent Comments

 4  3  3

Price: \$2,900,000
Method: Private Sale
Date: 03/05/2025
Property Type: House

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.

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