

# 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

8 Cecil 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 \$2,300,000

&

\$2,500,000

### Median sale price

Median price \$2,150,000

Property Type House

Suburb Brighton East

Period - From 01/07/2024

to

30/06/2025

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	23 Campbell St BENTLEIGH 3204	\$2,200,000	21/06/2025
2	41 Bright St BRIGHTON EAST 3187	\$2,350,000	13/03/2025
3	1 Granter St BRIGHTON EAST 3187	\$2,380,000	11/03/2025

**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:

16/07/2025 16:23



5 3 2

**Rooms:** 6  
**Property Type:** House  
**Land Size:** 900 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,300,000 - \$2,500,000  
**Median House Price**  
Year ending June 2025: \$2,150,000

## Comparable Properties



**23 Campbell St BENTLEIGH 3204 (REI)**

**Agent Comments**

5 2 4

**Price:** \$2,200,000  
**Method:** Auction Sale  
**Date:** 21/06/2025  
**Property Type:** House (Res)  
**Land Size:** 750 sqm approx



**41 Bright St BRIGHTON EAST 3187 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$2,350,000  
**Method:** Private Sale  
**Date:** 13/03/2025  
**Property Type:** House  
**Land Size:** 764 sqm approx



**1 Granter St BRIGHTON EAST 3187 (REI/VG)**

**Agent Comments**

4 - -

**Price:** \$2,380,000  
**Method:** Private Sale  
**Date:** 11/03/2025  
**Property Type:** Land  
**Land Size:** 1040 sqm approx

**Account - Nick Johnstone** | P: 03 9553 8300 | F: 03 9553 8400