

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

316 North Road, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,940,000

&

\$2,134,000

Median sale price

Median price \$2,250,000

Property Type House

Suburb Brighton East

Period - From 01/10/2024

to

30/09/2025

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	25a Alfada St CAULFIELD SOUTH 3162	\$2,000,000	29/06/2025
2	25 Eloura Av BRIGHTON EAST 3187	\$2,050,000	24/06/2025
3	21 Jupiter St CAULFIELD SOUTH 3162	\$2,017,000	10/05/2025

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:

08/10/2025 10:46



4 2 2

Rooms: 6
Property Type: Townhouse (Res)
Land Size: 358 sqm approx
Agent Comments

Indicative Selling Price
\$1,940,000 - \$2,134,000
Median House Price
Year ending September 2025: \$2,250,000

Comparable Properties



25a Alfada St CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

4 3 2

Price: \$2,000,000
Method: Auction Sale
Date: 29/06/2025
Property Type: Townhouse (Res)



25 Eloura Av BRIGHTON EAST 3187 (REI/VG)

Agent Comments

4 4 2

Price: \$2,050,000
Method: Private Sale
Date: 24/06/2025
Property Type: House
Land Size: 311 sqm approx



21 Jupiter St CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

4 3 2

Price: \$2,017,000
Method: Auction Sale
Date: 10/05/2025
Property Type: Townhouse (Res)
Land Size: 347 sqm approx

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