

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

28 Edro Avenue, Brighton East Vic 3187

Indicative selling price

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

Range between \$2,800,000

&

\$3,000,000

Median sale price

Median price \$2,598,500

Property Type House

Suburb Brighton East

Period - From 01/07/2025

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	42 Regent St BRIGHTON EAST 3187	\$3,100,000	22/10/2025
2	64 Comer St BRIGHTON EAST 3187	\$2,950,000	13/09/2025
3	9 Edro Av BRIGHTON EAST 3187	\$3,050,000	25/08/2025

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:

20/11/2025 10:53

28 Edro Avenue, Brighton East Vic 3187



Katie Mactier

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Property Type: House

Agent Comments

Indicative Selling Price

\$2,800,000 - \$3,000,000

Median House Price

September quarter 2025: \$2,598,500

Comparable Properties

42 Regent St BRIGHTON EAST 3187 (REI)

Agent Comments

4 3 2

Price: \$3,100,000

Method: Sold Before Auction

Date: 22/10/2025

Property Type: House (Res)



64 Comer St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

4 2 2

Price: \$2,950,000

Method: Auction Sale

Date: 13/09/2025

Property Type: House (Res)

Land Size: 689 sqm approx



9 Edro Av BRIGHTON EAST 3187 (REI/VG)

Agent Comments

4 2 2

Price: \$3,050,000

Method: Private Sale

Date: 25/08/2025

Property Type: House (Res)

Land Size: 694 sqm approx

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



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