Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	197 South Road, Brighton East Vic 3187
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$2,200,000	&	\$2,400,000
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Median sale price

Median price	\$2,250,000	Pro	perty 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

Add	dress of comparable property	Price	Date of sale
1	59 Marriage Rd BRIGHTON EAST 3187	\$2,220,000	16/10/2025
2	11 Adam St BENTLEIGH 3204	\$2,225,000	18/09/2025
3	109 Were St BRIGHTON 3186	\$2,200,000	10/07/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	01/12/2025 15:54









Property Type: House (Res) Land Size: 749 sqm approx

Agent Comments

Indicative Selling Price \$2,200,000 - \$2,400,000 Median House Price

Year ending September 2025: \$2,250,000

Comparable Properties



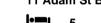
59 Marriage Rd BRIGHTON EAST 3187 (REI)

Price: \$2,220,000

Method: Sold Before Auction

Date: 16/10/2025

Property Type: House (Res) Land Size: 638 sqm approx **Agent Comments**









Agent Comments



11 Adam St BENTLEIGH 3204 (REI/VG)

Price: \$2,225,000





Method: Private Sale Date: 18/09/2025 Property Type: House Land Size: 726 sqm approx

109 Were St BRIGHTON 3186 (REI/VG)





Agent Comments



Price: \$2,200,000 Method: Private Sale Date: 10/07/2025

Property Type: House (Res) Land Size: 733 sqm approx

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





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