

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

197 South Road, Brighton East Vic 3187

Indicative selling price

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

Range between

\$2,200,000

&

\$2,400,000

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	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 comparable properties 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



3 1 3

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)

Agent Comments

2 1 2

Price: \$2,220,000

Method: Sold Before Auction

Date: 16/10/2025

Property Type: House (Res)

Land Size: 638 sqm approx



11 Adam St BENTLEIGH 3204 (REI/VG)

Agent Comments

5 3 2

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

4 2 2

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