

# 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

161 Dendy 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 \$1,800,000

&

\$1,950,000

### Median sale price

Median price \$2,220,000

Property Type House

Suburb Brighton East

Period - From 21/01/2025

to

20/01/2026

Source

Property Data

### 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	9 Dunoon Ct BRIGHTON EAST 3187	\$1,810,000	06/11/2025
2	20 Smith St HAMPTON 3188	\$1,950,000	15/01/2026
3			

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:

21/01/2026 10:48



3 1 2

**Property Type:** House  
**Land Size:** 699 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,800,000 - \$1,950,000  
**Median House Price**  
21/01/2025 - 20/01/2026: \$2,220,000

## Comparable Properties

**9 Dunoon Ct BRIGHTON EAST 3187 (REI)**

**Agent Comments**

3 2 4

**Price:** \$1,810,000  
**Method:**  
**Date:** 06/11/2025  
**Property Type:** House



**20 Smith St HAMPTON 3188 (REI)**

**Agent Comments**

3 1 2

**Price:** \$1,950,000  
**Method:** Private Sale  
**Date:** 15/01/2026  
**Property Type:** House (Res)

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.

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