

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

24 Grandview Road, Brighton Vic 3186

Indicative selling price

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

Range between \$3,300,000 & \$3,600,000

Median sale price

Median price \$3,250,000 Property Type House Suburb Brighton

Period - From 01/01/2025 to 31/12/2025 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	60 Shasta Av BRIGHTON EAST 3187	\$3,350,000	05/03/2026
2	14 Cowper St BRIGHTON 3186	\$3,435,000	21/02/2026
3	3 Shasta Av BRIGHTON EAST 3187	\$3,575,000	13/11/2025

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:

16/03/2026 12:22



5 3 2

Property Type: House

Agent Comments

Indicative Selling Price

\$3,300,000 - \$3,600,000

Median House Price

Year ending December 2025: \$3,250,000

Comparable Properties



60 Shasta Av BRIGHTON EAST 3187 (REI)

Agent Comments

5 4 2

Price: \$3,350,000

Method: Sold Before Auction

Date: 05/03/2026

Property Type: House (Res)

Land Size: 715 sqm approx



14 Cowper St BRIGHTON 3186 (REI)

Agent Comments

4 2 2

Price: \$3,435,000

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)

Land Size: 717 sqm approx



3 Shasta Av BRIGHTON EAST 3187 (REI/VG)

Agent Comments

4 4 2

Price: \$3,575,000

Method: Private Sale

Date: 13/11/2025

Property Type: House (Res)

Land Size: 702 sqm approx

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