

# 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

22 Elm Grove, Brighton Vic 3186

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,900,000 & \$3,100,000

### Median sale price

Median price \$3,300,000 Property Type House Suburb Brighton

Period - From 29/04/2025 to 28/04/2026 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	17 Stanley St BRIGHTON 3186	\$3,011,000	28/03/2026
2			
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: 29/04/2026 08:25



4   1   3

**Property Type:** House  
**Land Size:** 681 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,900,000 - \$3,100,000  
**Median House Price**  
29/04/2025 - 28/04/2026: \$3,300,000

## Comparable Properties



**17 Stanley St BRIGHTON 3186 (REI)**

**Agent Comments**

5   4   3

**Price:** \$3,011,000  
**Method:** Auction Sale  
**Date:** 28/03/2026  
**Property Type:** House (Res)  
**Land Size:** 688 sqm approx

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.