

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

Range between \$2,800,000 & \$2,950,000

Median sale price

Median price \$3,225,000 Property Type House Suburb Brighton

Period - From 01/01/2026 to 31/03/2026 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	24 Montclair Av BRIGHTON 3186	\$2,825,000	03/04/2026
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:

20/05/2026 12:52

Nick Johnstone

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Indicative Selling Price

\$2,800,000 - \$2,950,000

Median House Price

March quarter 2026: \$3,225,000



Property Type: House (Previously Occupied - Detached)

Land Size: 680 sqm approx

Agent Comments

Comparable Properties



24 Montclair Av BRIGHTON 3186 (REI)



Price: \$2,825,000

Method: Private Sale

Date: 03/04/2026

Property Type: House

Land Size: 743 sqm approx

Agent Comments

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