

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

Range between

\$1,750,000

&

\$1,900,000

Median sale price

Median price

\$2,250,000

Property Type

House

Suburb

Brighton East

Period - From

17/12/2024

to

16/12/2025

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	4 Hodder St BRIGHTON EAST 3187	\$1,980,000	05/07/2025
3	9 Mackie Gr BRIGHTON EAST 3187	\$1,900,000	18/06/2025

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:

17/12/2025 13:13



3 1 2

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

Indicative Selling Price
\$1,750,000 - \$1,900,000
Median House Price
17/12/2024 - 16/12/2025: \$2,250,000

Comparable Properties



9 Dunoon Ct BRIGHTON EAST 3187 (REI)

Agent Comments

3 2 4

Price: \$1,810,000
Method: Sold Before Auction
Date: 06/11/2025
Property Type: House (Res)
Land Size: 597 sqm approx



4 Hodder St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

3 1 1

Price: \$1,980,000
Method: Auction Sale
Date: 05/07/2025
Property Type: House (Res)
Land Size: 773 sqm approx



9 Mackie Gr BRIGHTON EAST 3187 (REI/VG)

Agent Comments

5 2 3

Price: \$1,900,000
Method: Private Sale
Date: 18/06/2025
Property Type: House
Land Size: 606 sqm approx

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