

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
15 Brickwood Street, Brighton Vic 3186

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb
Period - From to Source

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 48 Elwood St BRIGHTON 3186	\$3,396,000	29/11/2025
2 89 Martin St BRIGHTON 3186	\$3,250,000	03/10/2025
3 19 Holmwood Av BRIGHTON 3186	\$3,455,000	02/08/2025

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:



4 2 2

Property Type: House**Land Size:** 776 sqm approx

Agent Comments

Indicative Selling Price

\$3,200,000 - \$3,400,000

Median House Price

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

Comparable Properties

**48 Elwood St BRIGHTON 3186 (REI)**

4 2 3

Price: \$3,396,000**Method:** Auction Sale**Date:** 29/11/2025**Property Type:** House (Res)**Land Size:** 694 sqm approx

Agent Comments

**89 Martin St BRIGHTON 3186 (REI/VG)**

4 2 2

Price: \$3,250,000**Method:** Expression of Interest**Date:** 03/10/2025**Property Type:** House (Res)**Land Size:** 609 sqm approx

Agent Comments

19 Holmwood Av BRIGHTON 3186 (REI/VG)

5 3 4

Price: \$3,455,000**Method:** Auction Sale**Date:** 02/08/2025**Property Type:** House (Res)**Land Size:** 600 sqm approx

Agent Comments

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