

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$3,200,000

&

\$3,400,000

### 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	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:

28/01/2026 13:15



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)**

**Agent Comments**

4   2   3

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



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

**Agent Comments**

4   2   2

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

**19 Holmwood Av BRIGHTON 3186 (REI/VG)**

**Agent Comments**

5   3   4

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

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