

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

21 Grosvenor Street, Brighton Vic 3186

Indicative selling price

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

Single price

\$4,650,000

Median sale price

Median price

\$3,302,500

Property Type

House

Suburb

Brighton

Period - From

02/02/2025

to

01/02/2026

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	10 Holmwood Av BRIGHTON 3186	\$4,621,888	10/09/2025
2	9 Hillcrest Av BRIGHTON 3186	\$4,600,000	20/08/2025
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:

02/02/2026 12:39



 5  2  4

Property Type: House (Res)

Land Size: 870 sqm approx

Agent Comments

Indicative Selling Price

\$4,650,000

Median House Price

02/02/2025 - 01/02/2026: \$3,302,500

Comparable Properties



10 Holmwood Av BRIGHTON 3186 (REI/VG)

Agent Comments

 4  3  2

Price: \$4,621,888

Method: Private Sale

Date: 10/09/2025

Property Type: House

Land Size: 700 sqm approx



9 Hillcrest Av BRIGHTON 3186 (REI/VG)

Agent Comments

 5  4  3

Price: \$4,600,000

Method: Private Sale

Date: 20/08/2025

Property Type: House

Land Size: 646 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.

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