

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

2/28 Pine Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,900,000

&

\$2,090,000

Median sale price

Median price \$2,235,000

Property Type House

Suburb Brighton East

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	37b Canberra Gr BRIGHTON EAST 3187	\$1,910,000	08/11/2025
2	7 Churchill Ct BRIGHTON EAST 3187	\$2,110,000	04/10/2025
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:

15/01/2026 12:30

2/28 Pine Street, Brighton East Vic 3187



Nick Johnstone

03 9553 8300

0414 276 871

nick@nickjohnstone.com.au

Indicative Selling Price

\$1,900,000 - \$2,090,000

Median House Price

Year ending December 2025: \$2,235,000



3 2 2

Rooms: 5

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



37b Canberra Gr BRIGHTON EAST 3187 (REI/VG)

Agent Comments

4 2 3

Price: \$1,910,000

Method: Auction Sale

Date: 08/11/2025

Property Type: Townhouse (Res)

Land Size: 293 sqm approx



7 Churchill Ct BRIGHTON EAST 3187 (REI/VG)

Agent Comments

4 3 2

Price: \$2,110,000

Method: Auction Sale

Date: 04/10/2025

Property Type: House (Res)

Land Size: 320 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.

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



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