

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

43 Elm Grove, Brighton Vic 3186

Indicative selling price

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

Single price \$1,900,000

Median sale price

Median price \$1,850,000

Property Type Townhouse

Suburb Brighton

Period - From 28/03/2025

to 27/03/2026

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	3A Lubrano St BRIGHTON EAST 3187	\$1,800,000	28/02/2026
2	1/102 Male St BRIGHTON 3186	\$2,085,000	27/11/2025
3	5A Railway Av BRIGHTON 3186	\$1,800,000	23/10/2025

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:

28/03/2026 17:08



4 3 0

Property Type: House
Agent Comments

Indicative Selling Price
\$1,900,000
Median Townhouse Price
28/03/2025 - 27/03/2026: \$1,850,000

Comparable Properties



3A Lubrano St BRIGHTON EAST 3187 (REI)

Agent Comments

4 3 2

Price: \$1,800,000
Method: Private Sale
Date: 28/02/2026
Property Type: Townhouse (Res)



1/102 Male St BRIGHTON 3186 (REI/VG)

Agent Comments

4 3 2

Price: \$2,085,000
Method: Private Sale
Date: 27/11/2025
Property Type: Townhouse (Single)

5A Railway Av BRIGHTON 3186 (REI/VG)

Agent Comments

4 2 2

Price: \$1,800,000
Method: Sold Before Auction
Date: 23/10/2025
Property Type: Townhouse (Res)
Land Size: 375 sqm approx

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