

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

19 Noel Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$2,058,000

Property Type House

Suburb Brighton East

Period - From 01/04/2025

to

30/06/2025

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	26 Primrose Cr BRIGHTON EAST 3187	\$1,600,000	21/07/2025
2	189 Thomas St BRIGHTON EAST 3187	\$1,585,000	09/04/2025
3	30 Cairnes Gr BENTLEIGH 3204	\$1,590,000	05/04/2025

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:

18/08/2025 18:05



3 2 3

Property Type: House

Land Size: 632 approx sqm
approx

Agent Comments

Comparable Properties



26 Primrose Cr BRIGHTON EAST 3187 (REI)

Agent Comments

3 1 2

Price: \$1,600,000

Method: Sold Before Auction

Date: 21/07/2025

Property Type: House (Res)

Land Size: 563 sqm approx



189 Thomas St BRIGHTON EAST 3187 (REI)

Agent Comments

3 1 1

Price: \$1,585,000

Method: Private Sale

Date: 09/04/2025

Property Type: House

Land Size: 724 sqm approx



30 Cairnes Gr BENTLEIGH 3204 (REI)

Agent Comments

4 2 3

Price: \$1,590,000

Method: Auction Sale

Date: 05/04/2025

Property Type: House (Res)

Land Size: 650 sqm approx