

# 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

11a Taylor Street, Brighton East Vic 3187

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,595,000

### Median sale price

Median price

\$2,300,000

Property Type

House

Suburb

Brighton East

Period - From

01/01/2026

to

31/03/2026

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	2a Locke St BRIGHTON EAST 3187	\$1,550,000	29/01/2026
2	22 Wairoa Av BRIGHTON EAST 3187	\$1,600,000	24/11/2025
3	24 Beech St CAULFIELD SOUTH 3162	\$1,600,000	04/11/2025

**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:

15/04/2026 16:06



4   3   2

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$1,595,000

**Median House Price**

March quarter 2026: \$2,300,000

## Comparable Properties



**2a Locke St BRIGHTON EAST 3187 (REI/VG)**

Agent Comments

4   3   4

**Price:** \$1,550,000

**Method:** Private Sale

**Date:** 29/01/2026

**Property Type:** Townhouse (Res)

**Land Size:** 331 sqm approx



**22 Wairoa Av BRIGHTON EAST 3187 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$1,600,000

**Method:** Private Sale

**Date:** 24/11/2025

**Property Type:** House

**Land Size:** 194 sqm approx



**24 Beech St CAULFIELD SOUTH 3162 (REI/VG)**

Agent Comments

4   1   1

**Price:** \$1,600,000

**Method:** Sold Before Auction

**Date:** 04/11/2025

**Property Type:** House (Res)

**Land Size:** 306 sqm approx