

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

22 Clinton Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,750,000 & \$1,790,000

Median sale price

Median price \$2,200,000 Property Type House Suburb Brighton East

Period - From 01/10/2025 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	3 Berkeley Gr BRIGHTON EAST 3187	\$1,800,000	12/03/2026
2	1 Eloura Av BRIGHTON EAST 3187	\$1,732,500	28/02/2026
3	9 Dunoon Ct BRIGHTON EAST 3187	\$1,810,000	06/11/2025

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:

16/03/2026 16:43

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Indicative Selling Price
\$1,750,000 - \$1,790,000

Median House Price
December quarter 2025: \$2,200,000



 4  2  4

Property Type: House

Agent Comments

Comparable Properties



3 Berkeley Gr BRIGHTON EAST 3187 (REI)

Agent Comments

 3  2  5

Price: \$1,800,000

Method: Sold Before Auction

Date: 12/03/2026

Property Type: House (Res)



1 Eloura Av BRIGHTON EAST 3187 (REI)

Agent Comments

 3  2  2

Price: \$1,732,500

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 614 sqm approx



9 Dunoon Ct BRIGHTON EAST 3187 (REI/VG)

Agent Comments

 3  2  4

Price: \$1,810,000

Method: Sold Before Auction

Date: 06/11/2025

Property Type: House (Res)

Land Size: 597 sqm approx

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604