

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

9 Eise Court, Brighton East Vic 3187

Indicative selling price

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

Range between \$2,100,000

&

\$2,300,000

Median sale price

Median price \$2,200,000

Property Type House

Suburb Brighton East

Period - From 01/07/2025

to

30/06/2026

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	3 Bourneville Av BRIGHTON EAST 3187	\$2,150,000	26/06/2026
2	8 Curzon St BRIGHTON EAST 3187	\$2,240,000	22/04/2026
3	86 Canberra Gr BRIGHTON EAST 3187	\$2,300,000	11/02/2026

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:

14/07/2026 11:32

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Indicative Selling Price

\$2,100,000 - \$2,300,000

Median House Price

Year ending June 2026: \$2,200,000



Property Type: House

Comparable Properties



3 Bourneville Av BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$2,150,000

Method: Private Sale

Date: 26/06/2026

Property Type: House (Res)

Land Size: 634 sqm approx



8 Curzon St BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$2,240,000

Method: Expression of Interest

Date: 22/04/2026

Property Type: House (Res)

Land Size: 673 sqm approx



86 Canberra Gr BRIGHTON EAST 3187 (REI/VG)

Agent Comments



Price: \$2,300,000

Method: Sold Before Auction

Date: 11/02/2026

Property Type: House (Res)

Land Size: 598 sqm approx

Account - Jellis Craig | P: 03 9194 1200