

# 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

35 Canberra Grove, 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 \$2,400,000

### Median sale price

Median price \$2,150,000

Property Type House

Suburb Brighton East

Period - From 01/10/2024

to 31/12/2024

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 Retreat Rd HAMPTON 3188	\$2,550,000	27/02/2025
2	18 Shasta Av BRIGHTON EAST 3187	\$2,351,000	22/02/2025
3	14 Holmhurst Ct BRIGHTON EAST 3187	\$2,670,000	19/12/2024

**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:

01/03/2025 13:01



**Property Type:** House

**Land Size:** 643 sqm approx

Agent Comments

## Comparable Properties



**3 Retreat Rd HAMPTON 3188 (REI)**

Agent Comments



**Price:** \$2,550,000

**Method:** Sold Before Auction

**Date:** 27/02/2025

**Property Type:** House

**Land Size:** 650 sqm approx



**18 Shasta Av BRIGHTON EAST 3187 (REI)**

Agent Comments



**Price:** \$2,351,000

**Method:** Auction Sale

**Date:** 22/02/2025

**Property Type:** House (Res)



**14 Holmhurst Ct BRIGHTON EAST 3187 (VG)**

Agent Comments



**Price:** \$2,670,000

**Method:** Sale

**Date:** 19/12/2024

**Property Type:** House (Res)

**Land Size:** 697 sqm approx

Account - Atria Real Estate