

# 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](http://consumer.vic.gov.au/underquoting)

Single price

\$1,780,000

### 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:

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**Indicative Selling Price**  
\$1,780,000

**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

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