

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

41 Murphy Street, Brighton Vic 3186

Indicative selling price

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

Range between \$3,800,000

&

\$4,000,000

Median sale price

Median price \$3,180,000

Property Type House

Suburb Brighton

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 | 11 Hillcrest Av BRIGHTON 3186 | \$4,010,000 | 22/11/2025 |
| 2 | 4 Lorac Av BRIGHTON 3186 | \$3,800,000 | 16/09/2025 |
| 3 | 38 Murphy St BRIGHTON 3186 | \$4,675,000 | 06/09/2025 |

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:

05/02/2026 12:45



4 3 1

Property Type: House
Land Size: 607 sqm approx
Agent Comments

Indicative Selling Price
 \$3,800,000 - \$4,000,000
Median House Price
 December quarter 2025: \$3,180,000

Comparable Properties



11 Hillcrest Av BRIGHTON 3186 (REI)

5 4 4

Price: \$4,010,000
Method: Private Sale
Date: 22/11/2025
Property Type: House (Res)
Land Size: 646 sqm approx

Agent Comments

Similar accommodation/renovated/
 slightly larger land/inferior location.

4 Lorac Av BRIGHTON 3186 (VG)

4 - -

Price: \$3,800,000
Method: Sale
Date: 16/09/2025
Property Type: House (Res)
Land Size: 756 sqm approx

Agent Comments

Less accommodation/larger land/
 inferior house condition/ required
 renovation



38 Murphy St BRIGHTON 3186 (REI/VG)

5 2 1

Price: \$4,675,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 663 sqm approx

Agent Comments

Larger Land/additional bedroom/pool
 house/sold with competitive bidding at
 auction.

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