

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

372 New Street, Brighton Vic 3186

Indicative selling price

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

Range between \$4,300,000

&

\$4,600,000

Median sale price

Median price \$3,250,000

Property Type House

Suburb Brighton

Period - From 01/01/2025

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	168 Church St BRIGHTON 3186	\$4,780,000	02/12/2025
2	12 Grandview Rd BRIGHTON 3186	\$4,830,000	12/10/2025
3	2 Cosham St BRIGHTON 3186	\$4,830,000	13/09/2025

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:

04/02/2026 08:53

372 New Street, Brighton Vic 3186



 5  3  2

Rooms: 8
Property Type: House
Land Size: 782 sqm approx
Agent Comments

Indicative Selling Price
\$4,300,000 - \$4,600,000
Median House Price
Year ending December 2025: \$3,250,000

Comparable Properties



168 Church St BRIGHTON 3186 (VG)

Agent Comments

 4  -  -

Price: \$4,780,000
Method: Sale
Date: 02/12/2025
Property Type: House (Res)
Land Size: 559 sqm approx



12 Grandview Rd BRIGHTON 3186 (VG)

Agent Comments

 5  -  -

Price: \$4,830,000
Method: Sale
Date: 12/10/2025
Property Type: House (Res)
Land Size: 749 sqm approx



2 Cosham St BRIGHTON 3186 (REI/VG)

Agent Comments

 4  2  2

Price: \$4,830,000
Method: Private Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 609 sqm approx

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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