

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

Range between \$2,300,000 & \$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	6 Chapman St BRIGHTON EAST 3187	\$2,550,000	14/11/2024
2	34 Camperdown St BRIGHTON EAST 3187	\$2,635,000	06/10/2024
3	174 Dendy St BRIGHTON EAST 3187	\$2,300,000	17/09/2024

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: 10/02/2025 11:05



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Property Type: House
Land Size: 643 sqm approx
Agent Comments

Indicative Selling Price
\$2,300,000 - \$2,400,000
Median House Price
December quarter 2024: \$2,150,000

Comparable Properties



6 Chapman St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

3 2 1

Price: \$2,550,000
Method: Sold Before Auction
Date: 14/11/2024
Property Type: House (Res)
Land Size: 640 sqm approx



34 Camperdown St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

4 2 3

Price: \$2,635,000
Method: Sold After Auction
Date: 06/10/2024
Property Type: House
Land Size: 720 sqm approx



174 Dendy St BRIGHTON EAST 3187 (VG)

Agent Comments

3 - -

Price: \$2,300,000
Method: Sale
Date: 17/09/2024
Property Type: House (Res)
Land Size: 622 sqm approx

Account - Atria Real Estate



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