

# 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

20 Boxshall Street, Brighton Vic 3186

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,700,000 & \$2,900,000

### Median sale price

Median price \$3,225,000 Property Type House Suburb Brighton

Period - From 01/01/2026 to 31/03/2026 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 Hector St BRIGHTON 3186	\$2,960,000	23/03/2026
2	12 Cadby St BRIGHTON 3186	\$2,800,000	02/03/2026
3	17 Victoria St BRIGHTON 3186	\$2,850,000	16/12/2025

**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:

17/04/2026 11:21



4 2.5 2

Rooms: 5  
Property Type: House  
Land Size: 315 sqm approx  
Agent Comments

Indicative Selling Price  
\$2,700,000 - \$2,900,000  
Median House Price  
March quarter 2026: \$3,225,000

## Comparable Properties



6 Hector St BRIGHTON 3186 (REI)

Agent Comments

4 2 2

Price: \$2,960,000  
Method: Private Sale  
Date: 23/03/2026  
Property Type: House (Res)



12 Cadby St BRIGHTON 3186 (REI)

Agent Comments

4 2 2

Price: \$2,800,000  
Method: Private Sale  
Date: 02/03/2026  
Property Type: House (Res)



17 Victoria St BRIGHTON 3186 (REI)

Agent Comments

4 3 2

Price: \$2,850,000  
Method: Private Sale  
Date: 16/12/2025  
Property Type: House

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