

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

14 Stradbroke Avenue, Brighton East Vic 3187

Indicative selling price

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

Range between

\$1,800,000

&

\$1,900,000

Median sale price

Median price

\$2,325,000

Property Type

House

Suburb

Brighton East

Period - From

01/01/2025

to

31/03/2025

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	161 Thomas St BRIGHTON EAST 3187	\$1,888,000	19/03/2025
2	7 Curley St BRIGHTON EAST 3187	\$2,055,000	13/03/2025
3	18 Moore St BRIGHTON EAST 3187	\$1,860,000	26/02/2025

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:

06/05/2025 13:36



 4  2  5

Rooms: 2
Property Type: House

Indicative Selling Price
\$1,800,000 - \$1,900,000
Median House Price
March quarter 2025: \$2,325,000

Comparable Properties



161 Thomas St BRIGHTON EAST 3187 (REI)

[Agent Comments](#)

 4  3  4

Price: \$1,888,000
Method: Sold Before Auction
Date: 19/03/2025
Property Type: House (Res)
Land Size: 752 sqm approx



7 Curley St BRIGHTON EAST 3187 (REI)

[Agent Comments](#)

 4  2  3

Price: \$2,055,000
Method: Private Sale
Date: 13/03/2025
Property Type: House



18 Moore St BRIGHTON EAST 3187 (REI/VG)

[Agent Comments](#)

 3  1  1

Price: \$1,860,000
Method: Sold Before Auction
Date: 26/02/2025
Property Type: House (Res)
Land Size: 609 sqm approx

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