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	8/26 Ebden Street, Brighton Vic 3186

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

Median price $1,400,000 Property Type Unit 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	3/30 Gardenia Rd GARDENVALE 3185	$1,320,000	18/04/2026
2	4/140 Head St BRIGHTON 3186	$1,427,500	21/02/2026
3	37 Shelley St ELWOOD 3184	$1,350,000	20/12/2025

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: 20/04/2026 10:55

8/26 Ebden Street, Brighton Vic 3186

2 1 1

Property Type: Villa

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median Unit Price
March quarter 2026: $1,400,000

Comparable Properties

3/30 Gardenia Rd GARDENVALE 3185 (REI)

3 1 2

Price: $1,320,000
Method: Auction Sale
Date: 18/04/2026
Property Type: Unit

Agent Comments

4/140 Head St BRIGHTON 3186 (REI)

3 1 2

Price: $1,427,500
Method: Auction Sale
Date: 21/02/2026
Property Type: Villa

Agent Comments

37 Shelley St ELWOOD 3184 (REI/VG)

2 1 1

Price: $1,350,000
Method: Private Sale
Date: 20/12/2025
Property Type: House
Land Size: 208 sqm approx

Agent Comments

Account - Atria Real Estate

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