

# 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

43 Elm Grove, Brighton Vic 3186

### Indicative selling price

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

Single price \$1,815,000

### Median sale price

Median price \$1,828,500

Property Type Townhouse

Suburb Brighton

Period - From 25/04/2025

to 24/04/2026

Source Property Data

### 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	6a Keys Av BRIGHTON EAST 3187	\$1,810,000	03/04/2026
2	3A Lubrano St BRIGHTON EAST 3187	\$1,800,000	28/02/2026
3	316 North Rd BRIGHTON EAST 3187	\$1,845,000	02/02/2026

**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:

25/04/2026 16:57



4   
 3   
 2

**Property Type:** House (Res)  
 Agent Comments

**Indicative Selling Price**  
 \$1,815,000

**Median Townhouse Price**  
 25/04/2025 - 24/04/2026: \$1,828,500

## Comparable Properties



6a Keys Av BRIGHTON EAST 3187 (REI)

Agent Comments

3   
 2   
 2

**Price:** \$1,810,000  
**Method:** Private Sale  
**Date:** 03/04/2026  
**Property Type:** House



3A Lubrano St BRIGHTON EAST 3187 (REI)

Agent Comments

4   
 3   
 2

**Price:** \$1,800,000  
**Method:** Private Sale  
**Date:** 28/02/2026  
**Property Type:** Townhouse (Res)



316 North Rd BRIGHTON EAST 3187 (REI/VG)

Agent Comments

4   
 2   
 2

**Price:** \$1,845,000  
**Method:** Private Sale  
**Date:** 02/02/2026  
**Property Type:** House (Res)  
**Land Size:** 358 sqm approx

Account - Buxton | P: 03 9555 0622 | F: 03 9532 2234



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