

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

Single price \$2,750,000

Median sale price

Median price \$3,300,000

Property Type House

Suburb Brighton

Period - From 01/04/2025

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	1/14 Drake St BRIGHTON 3186	\$2,910,000	02/05/2026
2	12 Cadby St BRIGHTON 3186	\$2,800,000	02/03/2026
3	58 Black St BRIGHTON 3186	\$2,600,000	16/11/2025

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:

16/05/2026 12:13



 4  2  2

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

Indicative Selling Price
\$2,750,000

Median House Price
Year ending March 2026: \$3,300,000

Comparable Properties



1/14 Drake St BRIGHTON 3186 (REI)

[Agent Comments](#)

 3  2  2

Price: \$2,910,000
Method: Auction Sale
Date: 02/05/2026
Property Type: Townhouse (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)



58 Black St BRIGHTON 3186 (REI/VG)

[Agent Comments](#)

 4  2  2

Price: \$2,600,000
Method: Private Sale
Date: 16/11/2025
Property Type: House

Account - RT Edgar Bayside | P: 03 9591 0602 | F: 03 9592 0805