

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

41 Brickwood Street, Brighton Vic 3186

Indicative selling price

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

Range between \$2,200,000

&

\$2,420,000

Median sale price

Median price \$3,285,000

Property Type House

Suburb Brighton

Period - From 07/11/2024

to

06/11/2025

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	8 Hillcrest Av BRIGHTON 3186	\$2,400,000	05/11/2025
2	141 Head St BRIGHTON 3186	\$2,245,000	24/05/2025
3			

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:

07/11/2025 16:54



3 2 2

Rooms: 5
Property Type: House
Land Size: 518 approx sqm
approx
Agent Comments

Indicative Selling Price
\$2,200,000 - \$2,420,000
Median House Price
07/11/2024 - 06/11/2025: \$3,285,000

Comparable Properties



8 Hillcrest Av BRIGHTON 3186 (REI)

Agent Comments

4 2 3

Price: \$2,400,000
Method: Sold Before Auction
Date: 05/11/2025
Property Type: House
Land Size: 606 sqm approx



141 Head St BRIGHTON 3186 (REI/VG)

Agent Comments

4 2 2

Price: \$2,245,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House (Res)
Land Size: 486 sqm approx

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.