

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

48 Cummins Road, Brighton East Vic 3187

Indicative selling price

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

Single price \$1,650,000

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	92 Jasper Rd BENTLEIGH 3204	\$1,560,000	10/05/2025
2	8 Marquis Rd BENTLEIGH 3204	\$1,740,000	10/05/2025
3	164 Dendy St BRIGHTON EAST 3187	\$1,750,000	13/02/2025

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:

31/05/2025 15:00

48 Cummins Road, Brighton East Vic 3187

ATRIA
REAL ESTATE

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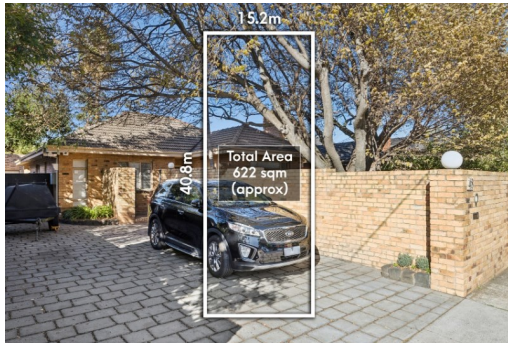
simone@atriarealestate.com.au

Indicative Selling Price

\$1,650,000

Median House Price

March quarter 2025: \$2,325,000



4 2 4

Rooms: 6

Property Type: House

Land Size: 622 sqm approx

Agent Comments

Comparable Properties



92 Jasper Rd BENTLEIGH 3204 (REI)

Agent Comments

3 1 4

Price: \$1,560,000

Method: Auction Sale

Date: 10/05/2025

Property Type: House (Res)

Land Size: 628 sqm approx



8 Marquis Rd BENTLEIGH 3204 (REI)

Agent Comments

3 1 1

Price: \$1,740,000

Method: Auction Sale

Date: 10/05/2025

Property Type: House (Res)

Land Size: 789 sqm approx



164 Dendy St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

3 2 2

Price: \$1,750,000

Method: Sold Before Auction

Date: 13/02/2025

Property Type: House (Res)

Land Size: 627 sqm approx

Account - Atria Real Estate



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