

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

18 Exon Street, Brighton Vic 3186

Indicative selling price

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

Range between \$2,900,000

&

\$3,100,000

Median sale price

Median price \$3,190,000

Property Type House

Suburb Brighton

Period - From 01/07/2024

to

30/06/2025

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	9 Edro Av BRIGHTON EAST 3187	\$3,050,000	25/08/2025
2	3 Blairgowrie Ct BRIGHTON 3186	\$3,050,000	29/03/2025
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:

08/09/2025 15:10

18 Exon Street, Brighton Vic 3186



Stephen Tickell
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Indicative Selling Price

\$2,900,000 - \$3,100,000

Median House Price

Year ending June 2025: \$3,190,000



5 3 2 +

Property Type: House

Land Size: 737 approx sqm
approx

[Agent Comments](#)

Comparable Properties



9 Edro Av BRIGHTON EAST 3187 (REI)

[Agent Comments](#)

4 2 2

Price: \$3,050,000

Method: Private Sale

Date: 25/08/2025

Property Type: House (Res)



3 Blairgowrie Ct BRIGHTON 3186 (REI/VG)

[Agent Comments](#)

3 2 3

Price: \$3,050,000

Method: Auction Sale

Date: 29/03/2025

Property Type: House (Res)

Land Size: 664 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.

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840



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