

# 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  
7 Whyte Street, Brighton Vic 3186

### Indicative selling price

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

Range between \$3,200,000 & \$3,400,000

### Median sale price

Median price \$3,250,000 Property Type House Suburb Brighton  
Period - From 01/01/2025 to 31/12/2025 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	48 Elwood St BRIGHTON 3186	\$3,396,000	29/11/2025
2	47 Windermere Cr BRIGHTON 3186	\$3,250,000	03/11/2025
3	8 Exon St BRIGHTON 3186	\$3,355,000	25/10/2025

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:

04/02/2026 14:08



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**Rooms:** 8

**Property Type:** House (Res)

**Land Size:** 450 sqm approx

Agent Comments

**Indicative Selling Price**

\$3,200,000 - \$3,400,000

**Median House Price**

Year ending December 2025: \$3,250,000

## Comparable Properties



**48 Elwood St BRIGHTON 3186 (REI)**



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3

Agent Comments

**Price:** \$3,396,000

**Method:** Auction Sale

**Date:** 29/11/2025

**Property Type:** House (Res)

**Land Size:** 694 sqm approx



**47 Windermere Cr BRIGHTON 3186 (REI)**



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2

Agent Comments

**Price:** \$3,250,000

**Method:** Sold Before Auction

**Date:** 03/11/2025

**Property Type:** House (Res)



**8 Exon St BRIGHTON 3186 (REI)**



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4

Agent Comments

**Price:** \$3,355,000

**Method:** Auction Sale

**Date:** 25/10/2025

**Property Type:** House (Res)

**Land Size:** 604 sqm approx

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