

# 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](https://consumer.vic.gov.au/underquoting)

Range between

\$1,550,000

&

\$1,600,000

### Median sale price

Median price

\$2,150,000

Property Type

House

Suburb

Brighton East

Period - From

01/04/2024

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	164 Dendy St BRIGHTON EAST 3187	\$1,750,000	13/02/2025
2	17 Cummins Rd BRIGHTON EAST 3187	\$1,800,000	05/12/2024
3	20 Raymond Ct BRIGHTON EAST 3187	\$1,800,000	14/11/2024

**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:

08/05/2025 12:39



5 2 5

**Property Type:** House  
**Land Size:** 622 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,550,000 - \$1,600,000  
**Median House Price**  
Year ending March 2025: \$2,150,000

## Comparable Properties



**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



**17 Cummins Rd BRIGHTON EAST 3187 (REI/VG)**

**Agent Comments**

3 2 3

**Price:** \$1,800,000  
**Method:** Private Sale  
**Date:** 05/12/2024  
**Property Type:** House  
**Land Size:** 675 sqm approx



**20 Raymond Ct BRIGHTON EAST 3187 (REI)**

**Agent Comments**

3 2 4

**Price:** \$1,800,000  
**Method:** Sold Before Auction  
**Date:** 14/11/2024  
**Property Type:** House (Res)  
**Land Size:** 734 sqm approx

**Account - Atria Real Estate**