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	48 Cummins Road, Brighton East Vic 3187
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,550,000	&	\$1,600,000

Median sale price

Median price	\$2,150,000	Pro	perty 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

Add	dress 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 comparableproperties 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











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)

Price: \$1,750,000

Method: Sold Before Auction

Date: 13/02/2025

Property Type: House (Res) Land Size: 627 sqm approx

Agent Comments



Agent Comments



17 Cummins Rd BRIGHTON EAST 3187 (REI/VG)

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)





Price: \$1,800,000

Method: Sold Before Auction

Date: 14/11/2024

Property Type: House (Res) Land Size: 734 sqm approx **Agent Comments**

Account - Atria Real Estate





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