

# 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 Weatherly Grove, Brighton Vic 3186

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$5,000,000 & \$5,500,000

### Median sale price

Median price \$3,300,000 Property Type House Suburb Brighton

Period - From 01/04/2025 to 31/03/2026 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	56 Lynch Cr BRIGHTON 3186	\$5,600,000	29/05/2026
2	3 St James Mews BRIGHTON 3186	\$5,150,000	08/05/2026
3	16 Newbay Cr BRIGHTON 3186	\$5,055,000	24/02/2026

**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:

24/06/2026 15:36



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**Rooms:** 13  
**Property Type:** House  
 Agent Comments

**Indicative Selling Price**  
 \$5,000,000 - \$5,500,000  
**Median House Price**  
 Year ending March 2026: \$3,300,000

## Comparable Properties



**56 Lynch Cr BRIGHTON 3186 (REI)**

Agent Comments

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**Price:** \$5,600,000  
**Method:** Private Sale  
**Date:** 29/05/2026  
**Property Type:** House



**3 St James Mews BRIGHTON 3186 (VG)**

Agent Comments

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**Price:** \$5,150,000  
**Method:** Sale  
**Date:** 08/05/2026  
**Property Type:** House (Res)  
**Land Size:** 664 sqm approx



**16 Newbay Cr BRIGHTON 3186 (REI/VG)**

Agent Comments

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  3

**Price:** \$5,055,000  
**Method:** Private Sale  
**Date:** 24/02/2026  
**Property Type:** House  
**Land Size:** 654 sqm approx

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