

# 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

19 Canberra Grove, Brighton East VIC 3187

### Indicative selling price

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

Range between

\$2,400,000

&

\$2,600,000

### Median sale price

Median price

\$2,250,000

Property Type

House

Suburb

Brighton East

Period - From

07/08/2025

to

06/02/2026

Source

Cotality™

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
24A Regent Street Brighton East VIC 3187	\$2,430,000	30/01/2026
66 Sargood Street Hampton VIC 3188	\$2,500,000	12/12/2025
100 Dendy Street Brighton VIC 3186	\$2,651,000	25/09/2025

This Statement of Information was prepared on:

07/02/2026