

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

22 Clinton Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,750,000 & \$1,790,000

Median sale price

Median price \$2,200,000 Property Type House Suburb Brighton East

Period - From 01/10/2025 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	9 Dunoon Ct BRIGHTON EAST 3187	\$1,810,000	06/11/2025
2	19 Noel St BRIGHTON EAST 3187	\$1,780,000	13/09/2025
3	27 Charles St BRIGHTON EAST 3187	\$1,727,000	11/09/2025

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:

06/03/2026 16:18

Kosta Mesaritis
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Indicative Selling Price
\$1,750,000 - \$1,790,000

Median House Price
December quarter 2025: \$2,200,000



4 2 4

Property Type: House

Comparable Properties



9 Dunoon Ct BRIGHTON EAST 3187 (REI/VG)

[Agent Comments](#)

3 2 4

Price: \$1,810,000
Method: Sold Before Auction
Date: 06/11/2025
Property Type: House (Res)
Land Size: 597 sqm approx



19 Noel St BRIGHTON EAST 3187 (REI)

[Agent Comments](#)

3 2 3

Price: \$1,780,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 632 sqm approx



27 Charles St BRIGHTON EAST 3187 (REI/VG)

[Agent Comments](#)

3 2 3

Price: \$1,727,000
Method: Auction Sale
Date: 11/09/2025
Property Type: House (Res)
Land Size: 579 sqm approx

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