

# 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

40 Elwood Street, 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

\$3,250,000

Property Type

House

Suburb

Brighton

Period - From

06/09/2025

to

05/03/2026

Source

pdol

### 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
16 Newbay Cr, Brighton Vic	\$5,055,000	24/02/2026
2 Cosham St, Brighton Vic	\$4,830,000	13/09/2025
26 St Andrews St, Brighton Vic	\$4,900,000	25/10/2025

This Statement of Information was prepared on:

06/03/2026