

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

30 Edro Avenue, Brighton East Vic 3187

Indicative selling price

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

Single price \$3,880,000

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	4 Hillcroft Av HAMPTON 3188	\$3,920,000	04/03/2026
2	118 Ludstone St HAMPTON 3188	\$3,810,000	27/11/2025
3	20 Kingston St HAMPTON 3188	\$3,875,000	20/11/2025

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:

12/03/2026 15:01



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Property Type: House
Land Size: 710 sqm approx
Agent Comments

Indicative Selling Price
\$3,880,000
Median House Price
December quarter 2025: \$2,200,000

Comparable Properties



4 Hillcroft Av HAMPTON 3188 (REI)

[Agent Comments](#)

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Price: \$3,920,000
Method: Auction Sale
Date: 04/03/2026
Property Type: House (Res)
Land Size: 806 sqm approx



118 Ludstone St HAMPTON 3188 (REI)

[Agent Comments](#)

 5  5  3

Price: \$3,810,000
Method: Private Sale
Date: 27/11/2025
Property Type: House
Land Size: 803 sqm approx



20 Kingston St HAMPTON 3188 (REI/VG)

[Agent Comments](#)

 4  4  3

Price: \$3,875,000
Method: Private Sale
Date: 20/11/2025
Property Type: House
Land Size: 663 sqm approx