

# 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

18 Munro 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 \$2,300,000 & \$2,500,000

### Median sale price

Median price \$3,333,250 Property Type House Suburb Brighton

Period - From 11/03/2025 to 10/03/2026 Source Property Data

### 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	10 Bright St BRIGHTON EAST 3187	\$2,360,000	11/02/2026
2	28 South Rd BRIGHTON 3186	\$2,390,000	03/12/2025
3	8 Hillcrest Av BRIGHTON 3186	\$2,400,000	05/11/2025

**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:

11/03/2026 12:49



 4   
  2   
  1

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$2,300,000 - \$2,500,000

**Median House Price**

11/03/2025 - 10/03/2026: \$3,333,250

## Comparable Properties



**10 Bright St BRIGHTON EAST 3187 (REI)**

Agent Comments

 3   
  2   
  2

**Price:** \$2,360,000

**Method:** Private Sale

**Date:** 11/02/2026

**Property Type:** House (Res)



**28 South Rd BRIGHTON 3186 (REI/VG)**

Agent Comments

 4   
  2   
  2

**Price:** \$2,390,000

**Method:** Sold Before Auction

**Date:** 03/12/2025

**Property Type:** House (Res)

**Land Size:** 307 sqm approx



**8 Hillcrest Av BRIGHTON 3186 (REI/VG)**

Agent Comments

 4   
  2   
  3

**Price:** \$2,400,000

**Method:** Sold Before Auction

**Date:** 05/11/2025

**Property Type:** House (Res)

**Land Size:** 606 sqm approx

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372