

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 93a North Road, Brighton Vic 3186

Indicative selling price

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

Range between \$3,600,000 & \$3,800,000

Median sale price

Median price \$3,225,000 Property Type House Suburb Brighton

Period - From 01/01/2026 to 31/03/2026 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	39 Elwood St BRIGHTON 3186	\$3,800,000	30/03/2026
2	4 Daley St ELWOOD 3184	\$3,700,000	24/02/2026
3	2/30 Grosvenor St BRIGHTON 3186	\$3,800,000	08/11/2025

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: 21/04/2026 16:01



3 3.5 2+

Property Type: House

Agent Comments

Indicative Selling Price

\$3,600,000 - \$3,800,000

Median House Price

March quarter 2026: \$3,225,000

Comparable Properties



39 Elwood St BRIGHTON 3186 (REI)

Agent Comments

5 2 2

Price: \$3,800,000

Method: Private Sale

Date: 30/03/2026

Property Type: House

Land Size: 621 sqm approx



4 Daley St ELWOOD 3184 (REI)

Agent Comments

4 2 3

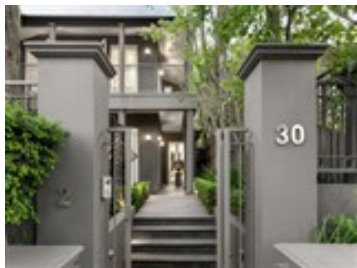
Price: \$3,700,000

Method: Private Sale

Date: 24/02/2026

Property Type: House (Res)

Land Size: 557 sqm approx



2/30 Grosvenor St BRIGHTON 3186 (REI/VG)

Agent Comments

4 2 4

Price: \$3,800,000

Method: Private Sale

Date: 08/11/2025

Property Type: Townhouse (Single)

Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139