

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 Lynch Crescent, Brighton Vic 3186

Indicative selling price

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

Range between \$4,300,000 & \$4,600,000

Median sale price

Median price \$3,180,000 Property Type House Suburb Brighton

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	21 Chatsworth Av BRIGHTON 3186	\$5,000,000	24/11/2025
2	26 St Andrews St BRIGHTON 3186	\$4,900,000	25/10/2025
3	2 Cosham St BRIGHTON 3186	\$4,830,000	13/09/2025

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: 24/02/2026 16:33



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Property Type: House (Res)

Land Size: 608 sqm approx

Agent Comments

Indicative Selling Price

\$4,300,000 - \$4,600,000

Median House Price

December quarter 2025: \$3,180,000

Comparable Properties



21 Chatsworth Av BRIGHTON 3186 (REI)

Agent Comments

3 2 4

Price: \$5,000,000

Method: Private Sale

Date: 24/11/2025

Property Type: House



26 St Andrews St BRIGHTON 3186 (REI/VG)

Agent Comments

3 3 3

Price: \$4,900,000

Method: Auction Sale

Date: 25/10/2025

Property Type: House (Res)

Land Size: 697 sqm approx



2 Cosham St BRIGHTON 3186 (REI/VG)

Agent Comments

4 2 2

Price: \$4,830,000

Method: Private Sale

Date: 13/09/2025

Property Type: House (Res)

Land Size: 609 sqm approx

Account - Marshall White | P: 03 9822 9999



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