

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

3 Berkeley Grove, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,750,000 & \$1,850,000

Median sale price

Median price \$2,235,000 Property Type House Suburb Brighton East

Period - From 01/01/2025 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	2 Cecil St BRIGHTON EAST 3187	\$1,778,000	28/11/2025
2	7 Lilac Cr BRIGHTON EAST 3187	\$1,850,000	08/11/2025
3	9 Dunoon Ct BRIGHTON EAST 3187	\$1,810,000	06/11/2025

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:

17/02/2026 15:34

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3 2 2

Property Type: House

Indicative Selling Price
\$1,750,000 - \$1,850,000
Median House Price
Year ending December 2025: \$2,235,000

Comparable Properties



2 Cecil St BRIGHTON EAST 3187 (REI)

Agent Comments

5 1 2

Price: \$1,778,000
Method: Sold Before Auction
Date: 28/11/2025
Property Type: House (Res)
Land Size: 564 sqm approx



7 Lilac Cr BRIGHTON EAST 3187 (REI/VG)

Agent Comments

5 2 2

Price: \$1,850,000
Method: Private Sale
Date: 08/11/2025
Property Type: House (Res)
Land Size: 414 sqm approx



9 Dunoon Ct BRIGHTON EAST 3187 (REI/VG)

Agent Comments

3 2 4

Price: \$1,810,000
Method: Sold Before Auction
Date: 06/11/2025
Property Type: House (Res)
Land Size: 597 sqm approx

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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