

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

358 North Road, Brighton East Vic 3187

Indicative selling price

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

Single price

\$1,700,000

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	22 Wairoa Av BRIGHTON EAST 3187	\$1,600,000	24/11/2025
3	354 North Rd BRIGHTON EAST 3187	\$1,810,000	15/11/2025

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:

29/01/2026 14:56



 3
  1
  3

Property Type: House (Res)

Land Size: 676 sqm approx

Agent Comments

Indicative Selling Price

\$1,700,000

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



22 Wairoa Av BRIGHTON EAST 3187 (REI)

Agent Comments

 4
  2
  2

Price: \$1,600,000

Method: Private Sale

Date: 24/11/2025

Property Type: House



354 North Rd BRIGHTON EAST 3187 (REI)

Agent Comments

 4
  2
  3

Price: \$1,810,000

Method: Auction Sale

Date: 15/11/2025

Property Type: House (Res)

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