

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

43 Elm Grove, Brighton Vic 3186

Indicative selling price

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

Range between \$1,850,000 & \$1,950,000

Median sale price

Median price \$1,885,000 Property Type Townhouse Suburb Brighton

Period - From 19/02/2025 to 18/02/2026 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	1/102 Male St BRIGHTON 3186	\$2,085,000	27/11/2025
2	5A Railway Av BRIGHTON 3186	\$1,800,000	23/10/2025
3	784 Hampton St BRIGHTON 3186	\$1,700,000	21/09/2025

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:

19/02/2026 12:55

43 Elm Grove, Brighton Vic 3186



Property Type: Strata Unit/Flat

Land Size: 311 sqm approx

Agent Comments

Indicative Selling Price
\$1,850,000 - \$1,950,000
Median Townhouse Price
19/02/2025 - 18/02/2026: \$1,885,000

Comparable Properties



1/102 Male St BRIGHTON 3186 (REI/VG)

Agent Comments



Price: \$2,085,000

Method: Private Sale

Date: 27/11/2025

Property Type: Townhouse (Single)

5A Railway Av BRIGHTON 3186 (REI/VG)

Agent Comments



Price: \$1,800,000

Method: Sold Before Auction

Date: 23/10/2025

Property Type: Townhouse (Res)

Land Size: 375 sqm approx



784 Hampton St BRIGHTON 3186 (REI/VG)

Agent Comments



Price: \$1,700,000

Method: Private Sale

Date: 21/09/2025

Property Type: Townhouse (Single)

Land Size: 242 sqm approx

Account - Buxton



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