

# 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

24 Montclair Avenue, Brighton Vic 3186

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$3,000,000 & \$3,150,000

### 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	10 Halifax St BRIGHTON 3186	\$3,200,000	13/12/2025
2	18 Exon St BRIGHTON 3186	\$3,160,000	11/10/2025
3	88 Dendy St BRIGHTON 3186	\$3,100,000	05/09/2025

**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:

26/02/2026 16:42



4   3   4

**Property Type:** House  
**Land Size:** 743 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$3,000,000 - \$3,150,000  
**Median House Price**  
 December quarter 2025: \$3,180,000

## Comparable Properties



**10 Halifax St BRIGHTON 3186 (REI)**

Agent Comments

3   2   3

**Price:** \$3,200,000  
**Method:** Private Sale  
**Date:** 13/12/2025  
**Property Type:** House  
**Land Size:** 681 sqm approx



**18 Exon St BRIGHTON 3186 (REI/VG)**

Agent Comments

5   3   2

**Price:** \$3,160,000  
**Method:** Auction Sale  
**Date:** 11/10/2025  
**Property Type:** House (Res)  
**Land Size:** 737 sqm approx



**88 Dendy St BRIGHTON 3186 (REI/VG)**

Agent Comments

4   2   3

**Price:** \$3,100,000  
**Method:** Sold Before Auction  
**Date:** 05/09/2025  
**Property Type:** House (Res)  
**Land Size:** 675 sqm approx

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