

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

16 Shasta Avenue, Brighton East Vic 3187

Indicative selling price

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

Range between

\$2,050,000

&

\$2,250,000

Median sale price

Median price

\$2,200,000

Property Type

House

Suburb

Brighton East

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 Bright St BRIGHTON EAST 3187	\$2,360,000	11/02/2026
2	23 Bright St BRIGHTON EAST 3187	\$2,310,000	29/11/2025
3	59 Marriage Rd BRIGHTON EAST 3187	\$2,220,000	16/10/2025

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:

04/03/2026 13:34



 4
  2
  2

Property Type: House
Land Size: 658 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,050,000 - \$2,250,000
Median House Price
 December quarter 2025: \$2,200,000

Comparable Properties



10 Bright St BRIGHTON EAST 3187 (REI)

Agent Comments

 3
  2
  2

Price: \$2,360,000
Method: Private Sale
Date: 11/02/2026
Property Type: House (Res)



23 Bright St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$2,310,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 724 sqm approx



59 Marriage Rd BRIGHTON EAST 3187 (REI)

Agent Comments

 2
  1
  2

Price: \$2,220,000
Method: Sold Before Auction
Date: 16/10/2025
Property Type: House (Res)
Land Size: 638 sqm approx