

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

70 Centre Road, Brighton East Vic 3187

Indicative selling price

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

Single price

\$2,300,000

Median sale price

Median price

\$2,200,000

Property Type

House

Suburb

Brighton East

Period - From

27/02/2025

to

26/02/2026

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	10 Bright St BRIGHTON EAST 3187	\$2,360,000	11/02/2026
2	8 Wheatley Rd BENTLEIGH 3204	\$2,400,000	06/12/2025
3	23 Bright St BRIGHTON EAST 3187	\$2,310,000	29/11/2025

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:

27/02/2026 08:57



Property Type:
Divorce/Estate/Family Transfers
Land Size: 684 sqm approx
Agent Comments

Indicative Selling Price
\$2,300,000

Median House Price
27/02/2025 - 26/02/2026: \$2,200,000

Comparable Properties



10 Bright St BRIGHTON EAST 3187 (REI)

Agent Comments



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



8 Wheatley Rd BENTLEIGH 3204 (REI)

Agent Comments



Price: \$2,400,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)



23 Bright St BRIGHTON EAST 3187 (REI/VG)

Agent Comments



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

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