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	12 Balfour Street, Brighton East Vic 3187

Indicative selling price

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

Single price $3,750,000

Median sale price

Median price $2,300,000 Property Type House Suburb Brighton East

Period - From 01/01/2026 to 31/03/2026 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	5 Avondale St HAMPTON 3188	$3,800,000	15/05/2026
2	175 Dendy St BRIGHTON EAST 3187	$3,705,000	02/05/2026
3	22 Canberra Gr BRIGHTON EAST 3187	$3,730,000	06/03/2026

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: 29/06/2026 13:11

12 Balfour Street, Brighton East Vic 3187

JellisCraig

Nick Johnstone
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5 3 2

Property Type: House

Indicative Selling Price
$3,750,000
Median House Price
March quarter 2026: $2,300,000

Comparable Properties



5 Avondale St HAMPTON 3188 (REI/VG)

4 3 4

Price: $3,800,000
Method: Private Sale
Date: 15/05/2026
Property Type: House (Res)
Land Size: 705 sqm approx

Agent Comments



175 Dendy St BRIGHTON EAST 3187 (REI)

4 4 2

Price: $3,705,000
Method: Private Sale
Date: 02/05/2026
Property Type: House (Res)
Land Size: 708 sqm approx

Agent Comments



22 Canberra Gr BRIGHTON EAST 3187 (REI)

5 4 3

Price: $3,730,000
Method: Private Sale
Date: 06/03/2026
Property Type: House

Agent Comments

Account - Jellis Craig | P: 03 9194 1200

REIV THE DIFFERENCE | propertydata.com.au

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