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	64 Shasta Avenue, Brighton East Vic 3187

Indicative selling price

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

Range between $2,900,000 & $3,150,000

Median sale price

Median price $2,235,000 Property Type House Suburb Brighton East

Period - From 01/01/2025 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	173 Were St BRIGHTON EAST 3187	$3,100,000	02/03/2026
2	209 Were St BRIGHTON EAST 3187	$3,000,000	21/11/2025
3	7 Rooding St BRIGHTON 3186	$3,105,000	16/09/2025

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: 09/03/2026 10:17

64 Shasta Avenue, Brighton East Vic 3187

JellisCraig



5 2 3

Property Type: House

Indicative Selling Price
$2,900,000 - $3,150,000
Median House Price
Year ending December 2025: $2,235,000

Comparable Properties



173 Were St BRIGHTON EAST 3187 (REI)

5 2 2

Price: $3,100,000
Method: Sold Before Auction
Date: 02/03/2026
Property Type: House
Land Size: 709 sqm approx

Agent Comments



209 Were St BRIGHTON EAST 3187 (REI)

4 2 3

Price: $3,000,000
Method: Sold Before Auction
Date: 21/11/2025
Property Type: House (Res)
Land Size: 616 sqm approx

Agent Comments



7 Rooding St BRIGHTON 3186 (REI/VG)

5 4 2

Price: $3,105,000
Method: Private Sale
Date: 16/09/2025
Property Type: House (Res)
Land Size: 495 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9194 1200

REIV THE DIFFERENCE | propertydata.com.au

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