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	34 Charles Street, Brighton East Vic 3187

Indicative selling price

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

Range between $2,200,000 & $2,400,000

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	16 Shasta Av BRIGHTON EAST 3187	$2,385,000	21/03/2026
2	5 Dunoon Ct BRIGHTON EAST 3187	$2,115,000	18/03/2026
3	10 Bright St BRIGHTON EAST 3187	$2,360,000	11/02/2026

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: 07/05/2026 16:52

34 Charles Street, Brighton East Vic 3187

HODGES



3 2 2

Property Type: House
Land Size: 626 sqm approx

Agent Comments

Indicative Selling Price
$2,200,000 - $2,400,000
Median House Price
March quarter 2026: $2,300,000

Comparable Properties



16 Shasta Av BRIGHTON EAST 3187 (REI)

4 2 2

Price: $2,385,000
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)
Land Size: 658 sqm approx

Agent Comments



5 Dunoon Ct BRIGHTON EAST 3187 (REI/VG)

4 2 2

Price: $2,115,000
Method: Sold Before Auction
Date: 18/03/2026
Property Type: House (Res)
Land Size: 628 sqm approx

Agent Comments



10 Bright St BRIGHTON EAST 3187 (REI/VG)

3 2 2

Price: $2,360,000
Method: Private Sale
Date: 11/02/2026
Property Type: House (Res)
Land Size: 738 sqm approx

Agent Comments

Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139

REIV THE DIFFERENCE | propertydata.com.au

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