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	273 Dendy Street, Brighton East Vic 3187

Indicative selling price

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

Range between $2,150,000 & $2,350,000

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	8 Curzon St BRIGHTON EAST 3187	$2,250,000	03/03/2026
3	86 Canberra Gr BRIGHTON EAST 3187	$2,300,000	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: 04/05/2026 09:48

273 Dendy Street, Brighton East Vic 3187



4 2 2

Property Type: House
Land Size: 602 sqm approx

Agent Comments

Indicative Selling Price
$2,150,000 - $2,350,000
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



8 Curzon St BRIGHTON EAST 3187 (REI)

4 2 3

Price: $2,250,000
Method: Private Sale
Date: 03/03/2026
Property Type: House (Res)

Agent Comments



86 Canberra Gr BRIGHTON EAST 3187 (REI/VG)

4 2 2

Price: $2,300,000
Method: Sold Before Auction
Date: 11/02/2026
Property Type: House (Res)
Land Size: 598 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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