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 Cheeseman Avenue, Brighton East Vic 3187

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $1,400,000 Property Type Unit 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	2/40 Summerhill Rd BRIGHTON EAST 3187	$1,160,000	28/03/2026
2	170 Wheatley Rd ORMOND 3204	$1,160,000	26/03/2026
3	18b Marara Rd CAULFIELD SOUTH 3162	$1,258,000	25/03/2026

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: 28/05/2026 10:15

12 Cheeseman Avenue, Brighton East Vic 3187

JellisCraig

Trent Collie
9593 4500
0425 740 484
trentcollie@jelliscraig.com.au

Indicative Selling Price
$1,150,000 - $1,250,000
Median Unit Price
March quarter 2026: $1,400,000



2 2 1

Property Type: House

Comparable Properties



2/40 Summerhill Rd BRIGHTON EAST 3187 (REI)

3 2 2

Price: $1,160,000
Method: Auction Sale
Date: 28/03/2026
Property Type: Townhouse (Res)

Agent Comments



170 Wheatley Rd ORMOND 3204 (REI)

3 1 2

Price: $1,160,000
Method: Private Sale
Date: 26/03/2026
Property Type: House
Land Size: 295 sqm approx

Agent Comments



18b Marara Rd CAULFIELD SOUTH 3162 (REI/VG)

2 1 1

Price: $1,258,000
Method: Auction Sale
Date: 25/03/2026
Property Type: House (Res)
Land Size: 387 sqm approx

Agent Comments

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