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	11 Cummins Road, Brighton East Vic 3187

Indicative selling price

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

Range between $1,650,000 & $1,750,000

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	19 Bateman St HAMPTON 3188	$1,750,000	01/04/2026
2	58 Thomas St BRIGHTON EAST 3187	$1,705,000	23/02/2026
3	210 Thomas St HAMPTON 3188	$1,740,000	09/12/2025

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: 09/06/2026 10:44

11 Cummins Road, Brighton East Vic 3187

Amanda Thomson
03 9598 1111
0418 266 326
AThomson@hodges.com.au

4 2 4

Property Type: House
Land Size: 687sqmt appx sqm approx

Indicative Selling Price
$1,650,000 - $1,750,000
Median House Price
March quarter 2026: $2,300,000

Agent Comments

Easy to live in now with scope to renovate or redevelop in the future

Comparable Properties

19 Bateman St HAMPTON 3188 (REI/VG)

3 1 1

Price: $1,750,000
Method: Private Sale
Date: 01/04/2026
Property Type: House (Res)
Land Size: 680 sqm approx

Agent Comments

58 Thomas St BRIGHTON EAST 3187 (REI/VG)

6 3 4

Price: $1,705,000
Method: Private Sale
Date: 23/02/2026
Property Type: House (Res)
Land Size: 647 sqm approx

Agent Comments

210 Thomas St HAMPTON 3188 (REI/VG)

3 1 3

Price: $1,740,000
Method: Private Sale
Date: 09/12/2025
Property Type: House (Res)
Land Size: 604 sqm approx

Agent Comments

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.