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	3 Grant Street, Brighton East Vic 3187

Indicative selling price

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

Range between $1,625,000 & $1,725,000

Median sale price

Median price $2,150,000 Property Type House Suburb Brighton East

Period - From 01/04/2024 to 31/03/2025 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	1 Grant St BRIGHTON EAST 3187	$1,860,000	15/04/2025
2	80 Marriage Rd BRIGHTON EAST 3187	$1,750,000	20/03/2025
3	68a Champion St BRIGHTON 3186	$1,700,000	03/03/2025

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: 02/06/2025 16:32

3 Grant Street, Brighton East Vic 3187

RT Edgar



3 2 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,625,000 - $1,725,000
Median House Price
Year ending March 2025: $2,150,000

Comparable Properties



1 Grant St BRIGHTON EAST 3187 (REI)

4 2 1

Price: $1,860,000
Method: Private Sale
Date: 15/04/2025
Property Type: House

Agent Comments



80 Marriage Rd BRIGHTON EAST 3187 (REI/VG)

3 2 3

Price: $1,750,000
Method: Private Sale
Date: 20/03/2025
Property Type: Townhouse (Single)
Land Size: 310 sqm approx

Agent Comments



68a Champion St BRIGHTON 3186 (REI)

3 3 2

Price: $1,700,000
Method: Sold Before Auction
Date: 03/03/2025
Property Type: Townhouse (Res)
Land Size: 380 sqm approx

Agent Comments

Account - RT Edgar Bayside | P: 03 9591 0602 | F: 03 9592 0805

REIV THE DIFFERENCE

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