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	39 Were Street, Brighton Vic 3186

Indicative selling price

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

Range between $4,750,000 & $4,950,000

Median sale price

Median price $3,300,000 Property Type House Suburb Brighton

Period - From 01/04/2025 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	65 Comer St BRIGHTON EAST 3187	$4,600,000	24/04/2026
2	6 Wolseley Gr BRIGHTON 3186	$4,795,000	21/03/2026
3	18 Garden Av BRIGHTON EAST 3187	$5,000,000	01/03/2026

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: 02/07/2026 10:11

39 Were Street, Brighton Vic 3186



4 3 2

Property Type: House
Land Size: 681 sqm approx

Agent Comments

Indicative Selling Price
$4,750,000 - $4,950,000
Median House Price
Year ending March 2026: $3,300,000

Comparable Properties



65 Comer St BRIGHTON EAST 3187 (REI/VG)

6 5 4

Price: $4,600,000
Method: Expression of Interest
Date: 24/04/2026
Property Type: House (Res)
Land Size: 656 sqm approx

Agent Comments



6 Wolseley Gr BRIGHTON 3186 (REI/VG)

3 2 3

Price: $4,795,000
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments



18 Garden Av BRIGHTON EAST 3187 (VG)

3 - -

Price: $5,000,000
Method: Sale
Date: 01/03/2026
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments

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

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