

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

24 Grandview Road, Brighton Vic 3186

Indicative selling price

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

Range between \$3,500,000 & \$3,850,000

Median sale price

Median price \$3,302,500 Property Type House Suburb Brighton

Period - From 14/07/2025 to 13/07/2026 Source Property Data

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	39 Elwood St BRIGHTON 3186	\$3,800,000	30/03/2026
2	105 Halifax St BRIGHTON 3186	\$3,688,888	24/02/2026
3			

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: 14/07/2026 12:52



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Property Type:

Divorce/Estate/Family Transfers

Land Size: 603 sqm approx

Agent Comments

Indicative Selling Price

\$3,500,000 - \$3,850,000

Median House Price

14/07/2025 - 13/07/2026: \$3,302,500

Comparable Properties



39 Elwood St BRIGHTON 3186 (REI)

Agent Comments

5 2 2

Price: \$3,800,000

Method: Private Sale

Date: 30/03/2026

Property Type: House

Land Size: 621 sqm approx



105 Halifax St BRIGHTON 3186 (VG)

Agent Comments

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Price: \$3,688,888

Method: Sale

Date: 24/02/2026

Property Type: House (Res)

Land Size: 697 sqm approx

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.

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



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