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	14 Holmhurst Court, Brighton East Vic 3187

Indicative selling price

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

Range between $2,650,000 & $2,750,000

Median sale price

Median price $2,200,000 Property Type House Suburb Brighton East

Period - From 01/07/2025 to 30/06/2026 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	191 Were St BRIGHTON EAST 3187	$2,741,000	17/04/2026
2	14 Alicia St HAMPTON 3188	$2,700,000	13/04/2026
3	35 Myrtle Rd HAMPTON 3188	$2,750,000	28/03/2026

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: 18/08/2026 10:13

14 Holmhurst Court, Brighton East Vic 3187

JellisCraig



5 3 4

Property Type: House

Indicative Selling Price
$2,650,000 - $2,750,000
Median House Price
Year ending June 2026: $2,200,000

Comparable Properties



191 Were St BRIGHTON EAST 3187 (REI/VG)

3 2 4

Price: $2,741,000
Method: Private Sale
Date: 17/04/2026
Property Type: House
Land Size: 678 sqm approx

Agent Comments



14 Alicia St HAMPTON 3188 (REI)

5 2 2

Price: $2,700,000
Method: Private Sale
Date: 13/04/2026
Property Type: House
Land Size: 770 sqm approx

Agent Comments



35 Myrtle Rd HAMPTON 3188 (REI/VG)

4 2 3

Price: $2,750,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 670 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9194 1200

REIV THE DIFFERENCE

propertydata .com.au

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