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	4 Norwood Avenue, Brighton Vic 3186

Indicative selling price

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

Range between $3,200,000 & $3,500,000

Median sale price

Median price $3,237,500 Property Type House Suburb Brighton

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	34 Lynch St BRIGHTON 3186	$3,375,000	02/07/2026
2	11 Huntingfield Rd BRIGHTON 3186	$3,000,000	17/06/2026
3	101 Roslyn St BRIGHTON 3186	$3,160,000	23/05/2026

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: 08/09/2026 11:20

4 Norwood Avenue, Brighton Vic 3186



4 2 4

Property Type: House
Land Size: 585 sqm approx

Agent Comments

Indicative Selling Price
$3,200,000 - $3,500,000
Median House Price
Year ending June 2026: $3,237,500

Comparable Properties



34 Lynch St BRIGHTON 3186 (REI/VG)

4 2 5

Price: $3,375,000
Method: Private Sale
Date: 02/07/2026
Property Type: House
Land Size: 443 sqm approx

Agent Comments



11 Huntingfield Rd BRIGHTON 3186 (REI/VG)

4 3 3

Price: $3,000,000
Method: Private Sale
Date: 17/06/2026
Property Type: House
Land Size: 500 sqm approx

Agent Comments



101 Roslyn St BRIGHTON 3186 (REI/VG)

5 3 4

Price: $3,160,000
Method: Auction Sale
Date: 23/05/2026
Property Type: House (Res)
Land Size: 676 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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