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 Ferguson Street, Brighton Vic 3186

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 $3,350,000 Property Type House Suburb Brighton

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	287 North Rd CAULFIELD SOUTH 3162	$2,750,000	03/06/2025
2	27A Edro Av BRIGHTON EAST 3187	$2,685,000	23/05/2025
3	5a Shasta Av BRIGHTON EAST 3187	$2,750,000	23/01/2025

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: 10/06/2025 17:46

39 Ferguson Street, Brighton Vic 3186



4 3.5 2

Rooms: 10
Property Type: House
Agent Comments

Indicative Selling Price
$2,650,000 - $2,750,000
Median House Price
Year ending March 2025: $3,350,000

Comparable Properties



287 North Rd CAULFIELD SOUTH 3162 (REI)

4 2 4

Price: $2,750,000
Method: Private Sale
Date: 03/06/2025
Property Type: House (Res)

Agent Comments



27A Edro Av BRIGHTON EAST 3187 (REI)

4 3 3

Price: $2,685,000
Method: Private Sale
Date: 23/05/2025
Property Type: Townhouse (Single)
Land Size: 355 sqm approx

Agent Comments

5a Shasta Av BRIGHTON EAST 3187 (REI/VG)

3 3 2

Price: $2,750,000
Method: Private Sale
Date: 23/01/2025
Property Type: Townhouse (Res)
Land Size: 366 sqm approx

Agent Comments

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598

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