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	32 Letchworth Avenue, Brighton East Vic 3187

Indicative selling price

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

Range between $3,500,000 & $3,600,000

Median sale price

Median price $2,168,000 Property Type House Suburb Brighton East

Period - From 13/08/2024 to 12/08/2025 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	70 Crisp St HAMPTON 3188	$3,550,000	24/06/2025
2	7 Letchworth Av BRIGHTON EAST 3187	$3,980,000	16/06/2025
3	87 Baird St BRIGHTON EAST 3187	$3,475,000	20/03/2025

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: 13/08/2025 15:02

32 Letchworth Avenue, Brighton East Vic 3187

JellisCraig

Aqil Saibo
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5 3 4

Property Type: House
Land Size: 685 sqm approx

Agent Comments

Indicative Selling Price
$3,500,000 - $3,600,000
Median House Price
13/08/2024 - 12/08/2025: $2,168,000

Comparable Properties



70 Crisp St HAMPTON 3188 (REI/VG)

5 3 2

Price: $3,550,000
Method: Private Sale
Date: 24/06/2025
Property Type: House
Land Size: 773 sqm approx

Agent Comments



7 Letchworth Av BRIGHTON EAST 3187 (REI)

4 3 3

Price: $3,980,000
Method: Private Sale
Date: 16/06/2025
Property Type: House
Land Size: 650 sqm approx

Agent Comments



87 Baird St BRIGHTON EAST 3187 (REI/VG)

4 2 2

Price: $3,475,000
Method: Private Sale
Date: 20/03/2025
Property Type: House
Land Size: 696 sqm approx

Agent Comments

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