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	240 North Road, Brighton East Vic 3187

Indicative selling price

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

Range between $1,550,000 & $1,675,000

Median sale price

Median price $2,598,500 Property Type House Suburb Brighton East

Period - From 01/07/2025 to 30/09/2025 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	141b Thomas St BRIGHTON EAST 3187	$1,684,000	25/10/2025
2	1a Perry Ct BRIGHTON EAST 3187	$1,650,000	11/09/2025
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: 10/11/2025 11:05

240 North Road, Brighton East Vic 3187



4 2 2

Rooms: 6
Property Type: House
Land Size: 329 sqm approx

Agent Comments

Indicative Selling Price
$1,550,000 - $1,675,000
Median House Price
September quarter 2025: $2,598,500

Comparable Properties



141b Thomas St BRIGHTON EAST 3187 (REI)

4 3 2

Price: $1,684,000
Method: Auction Sale
Date: 25/10/2025
Property Type: Townhouse (Res)

Agent Comments



1a Perry Ct BRIGHTON EAST 3187 (REI)

3 2 2

Price: $1,650,000
Method: Sold Before Auction
Date: 11/09/2025
Property Type: Townhouse (Res)
Land Size: 307 sqm approx

Agent Comments

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 - Gary Peer & Associates | P: 03 9066 4688 | F: 03 90664666

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