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	17a Cluden Street, Brighton East Vic 3187

Indicative selling price

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

Range between $3,975,000 & $4,295,000

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	1 Hazeldean Av BRIGHTON EAST 3187	$4,100,000	28/10/2025
2	35 Cluden St BRIGHTON EAST 3187	$4,350,000	10/07/2025
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: 02/12/2025 17:24

17a Cluden Street, Brighton East Vic 3187



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Property Type:
Land Size: 465 sqm approx

Agent Comments

Indicative Selling Price
$3,975,000 - $4,295,000
Median House Price
September quarter 2025: $2,598,500

Comparable Properties



1 Hazeldean Av BRIGHTON EAST 3187 (REI)

4 4 3

Price: $4,100,000
Method: Private Sale
Date: 28/10/2025
Property Type: House (Res)
Land Size: 500 sqm approx

Agent Comments



35 Cluden St BRIGHTON EAST 3187 (REI)

4 5 4

Price: $4,350,000
Method: Private Sale
Date: 10/07/2025
Property Type: House

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 - Marshall White | P: 03 9822 9999

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