

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

27b Edro Avenue, Brighton East Vic 3187

Indicative selling price

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

Range between \$2,600,000 & \$2,750,000

Median sale price

Median price \$2,120,000 Property Type House Suburb Brighton East

Period - From 01/01/2024 to 31/12/2024 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	34B Cluden St BRIGHTON 3186	\$3,180,000	08/11/2024
2	2a Garden Av BRIGHTON EAST 3187	\$2,725,000	28/11/2024
3	15 Comer St BRIGHTON EAST 3187	\$2,606,000	17/08/2024

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: 10/02/2025 13:01

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4 3 2

Property Type: Townhouse (Res)

Land Size: 360 sqm approx

Agent Comments

Indicative Selling Price

\$2,600,000 - \$2,750,000

Median House Price

Year ending December 2024: \$2,120,000

Comparable Properties



34B Cluden St BRIGHTON 3186 (REI)

Agent Comments

4 3 2

Price: \$3,180,000

Method:

Date: 08/11/2024

Property Type: Townhouse (Single)



2a Garden Av BRIGHTON EAST 3187 (REI)

Agent Comments

4 3 2

Price: \$2,725,000

Method: Private Sale

Date: 28/11/2024

Property Type: Townhouse (Single)



15 Comer St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

4 4 2

Price: \$2,606,000

Method: Auction Sale

Date: 17/08/2024

Property Type: Townhouse (Res)

Land Size: 412 sqm approx

Account - Fredman



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