

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

27a Edro Avenue, Brighton East Vic 3187

Indicative selling price

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

Single price

\$2,750,000

Median sale price

Median price

\$2,150,000

Property Type

House

Suburb

Brighton East

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 | 2a Garden Av BRIGHTON EAST 3187 | \$2,725,000 | 28/11/2024 |
| 2 | | | |
| 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:

15/05/2025 15:45

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4 3 3

Property Type: Townhouse
(Single)
Land Size: 355 sqm approx
Agent Comments

Indicative Selling Price
\$2,750,000
Median House Price
Year ending March 2025: \$2,150,000

Comparable Properties



2a Garden Av BRIGHTON EAST 3187 (REI/VG)

Agent Comments

4 3 2

Price: \$2,725,000
Method: Private Sale
Date: 28/11/2024
Property Type: Townhouse (Single)
Land Size: 486 sqm approx

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.