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 35 Canberra Grove, Brighton East Vic 3187 Including suburb and postcode

Indicative selling price

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

Range between \$2,300,000 \$2,400,000 &

Median sale price

Median price	\$2,150,000	Pro	perty Type	House		Suburb	Brighton East
Period - From	01/10/2024	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

Add	dress of comparable property	Price	Date of sale
1	6 Chapman St BRIGHTON EAST 3187	\$2,550,000	14/11/2024
2	34 Camperdown St BRIGHTON EAST 3187	\$2,635,000	06/10/2024
3	174 Dendy St BRIGHTON EAST 3187	\$2,300,000	17/09/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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 11:05













Property Type: House Land Size: 643 sqm approx

Agent Comments

Indicative Selling Price \$2,300,000 - \$2,400,000 **Median House Price** December guarter 2024: \$2,150,000

Comparable Properties



6 Chapman St BRIGHTON EAST 3187 (REI/VG)





Price: \$2,550,000

Method: Sold Before Auction

Date: 14/11/2024

Property Type: House (Res) Land Size: 640 sqm approx

Agent Comments



34 Camperdown St BRIGHTON EAST 3187 (REI/VG)







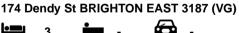
Agent Comments

Price: \$2,635,000

Method: Sold After Auction Date: 06/10/2024 Property Type: House

Land Size: 720 sqm approx





Agent Comments



Price: \$2,300,000 Method: Sale Date: 17/09/2024

Property Type: House (Res) Land Size: 622 sqm approx

Account - Atria Real Estate





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