Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	126 Head Street, Brighton Vic 3186
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,850,000	&	\$1,950,000
Range between	\$1,850,000	&	\$1,950,000

Median sale price

Median price	\$3,150,000	Pro	perty Type	House		Suburb	Brighton
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

Aut	areas or comparable property	1 1100	Date of Sale
1	26 Oswald St ELSTERNWICK 3185	\$1,916,000	23/08/2025
2	1/98 Cole St BRIGHTON 3186	\$1,950,000	27/05/2025
3	120 Tennyson St ELWOOD 3184	\$1,900,000	22/05/2025

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:	20/10/2025 11:11



Date of sale

JellisCraig

Kate Fowler 9194 1200 0418 418 385 katefowler@jelliscraig.com.au

Indicative Selling Price \$1,850,000 - \$1,950,000 Median House Price September quarter 2025: \$3,150,000



Property Type: House
Agent Comments

Comparable Properties



26 Oswald St ELSTERNWICK 3185 (REI/VG)

-

3

1

a :

Price: \$1,916,000 Method: Private Sale Date: 23/08/2025

Property Type: House

Agent Comments



1/98 Cole St BRIGHTON 3186 (REI/VG)

•

4

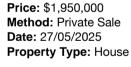
÷

- 2



λ,

Agent Comments





120 Tennyson St ELWOOD 3184 (REI/VG)

--

3

—

.

Price: \$1,900,000 Method: Auction Sale Date: 22/05/2025 Property Type: House Land Size: 256 sqm approx **Agent Comments**

Account - Jellis Craig | P: 03 9194 1200



