

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

18A Louise Street, Brighton East Vic 3187

Indicative selling price

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

Range between

\$1,200,000

&

\$1,320,000

Median sale price

Median price

\$2,260,000

Property Type

House

Suburb

Brighton East

Period - From

11/12/2024

to

10/12/2025

Source

Property Data

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	102/7 Cowra St BRIGHTON 3186	\$1,300,000	22/11/2025
2	151a Male St BRIGHTON 3186	\$1,205,500	22/11/2025
3	5/446 Kooyong Rd CAULFIELD SOUTH 3162	\$1,250,000	13/11/2025

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:

11/12/2025 17:01



3 2 2

Rooms: 5
Property Type: Villa
Land Size: 374 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,320,000
Median House Price
11/12/2024 - 10/12/2025: \$2,260,000

Comparable Properties



102/7 Cowra St BRIGHTON 3186 (REI)

Agent Comments

3 2 2

Price: \$1,300,000
Method: Private Sale
Date: 22/11/2025
Property Type: Unit



151a Male St BRIGHTON 3186 (REI)

Agent Comments

3 2 2

Price: \$1,205,500
Method: Sold Before Auction
Date: 22/11/2025
Property Type: Townhouse (Single)



5/446 Kooyong Rd CAULFIELD SOUTH 3162 (REI)

Agent Comments

3 3 2

Price: \$1,250,000
Method: Private Sale
Date: 13/11/2025
Property Type: Townhouse (Single)

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372