

# 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

19 Blanche Street, Brighton East Vic 3187

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,750,000

&

\$1,850,000

### Median sale price

Median price

\$2,150,000

Property Type

House

Suburb

Brighton East

Period - From

01/07/2024

to

30/06/2025

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	3 Parliament St BRIGHTON 3186	\$2,050,000	08/08/2025
2	3 Grant St BRIGHTON EAST 3187	\$1,825,000	04/06/2025
3	25 Cochrane St BRIGHTON 3186	\$1,850,000	26/03/2025

**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:

20/08/2025 10:17

19 Blanche Street, Brighton East Vic 3187

**ATRIA**  
REAL ESTATE

Simone Chin

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**Indicative Selling Price**

\$1,750,000 - \$1,850,000

**Median House Price**

Year ending June 2025: \$2,150,000



3 2 2

**Property Type:** House (Res)

**Land Size:** 431.488 sqm approx

**Agent Comments**

Plus Studio or Home office

## Comparable Properties



**3 Parliament St BRIGHTON 3186 (REI)**

**Agent Comments**

3 2 1

**Price:** \$2,050,000

**Method:** Private Sale

**Date:** 08/08/2025

**Property Type:** House

**Land Size:** 412 sqm approx



**3 Grant St BRIGHTON EAST 3187 (REI)**

**Agent Comments**

3 2 1

**Price:** \$1,825,000

**Method:** Sold Before Auction

**Date:** 04/06/2025

**Property Type:** House



**25 Cochrane St BRIGHTON 3186 (REI/VG)**

**Agent Comments**

3 2 -

**Price:** \$1,850,000

**Method:** Private Sale

**Date:** 26/03/2025

**Property Type:** House

**Land Size:** 263 sqm approx

**Account - Atria Real Estate**



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