

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

194a South Road, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,850,000

&

\$1,980,000

Median sale price

Median price \$1,510,000

Property Type Townhouse

Suburb Brighton East

Period - From 27/05/2024

to

26/05/2025

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	64a Marriage Rd BRIGHTON EAST 3187	\$1,900,000	23/04/2025
2	56a Cummins Rd BRIGHTON EAST 3187	\$1,852,500	16/04/2025
3	3a Tuxen Ct BRIGHTON EAST 3187	\$1,930,000	13/04/2025

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:

27/05/2025 12:27

194a South Road, Brighton East Vic 3187

**Jellis
Craig**

Nick Renna

9194 1200

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Indicative Selling Price

\$1,850,000 - \$1,980,000

Median Townhouse Price

27/05/2024 - 26/05/2025: \$1,510,000



4 3 2

Property Type: Townhouse

Agent Comments

Comparable Properties



64a Marriage Rd BRIGHTON EAST 3187 (REI/VG)

Agent Comments

4 3 2

Price: \$1,900,000

Method: Private Sale

Date: 23/04/2025

Property Type: Townhouse (Res)

Land Size: 286 sqm approx



56a Cummins Rd BRIGHTON EAST 3187 (REI)

Agent Comments

4 3 2

Price: \$1,852,500

Method: Private Sale

Date: 16/04/2025

Property Type: Townhouse (Single)



3a Tuxen Ct BRIGHTON EAST 3187 (REI/VG)

Agent Comments

3 2 2

Price: \$1,930,000

Method: Private Sale

Date: 13/04/2025

Property Type: Townhouse (Single)

Land Size: 335 sqm approx

Account - Jellis Craig | P: 03 9194 1200



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