

# 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

240 North Road, 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 \$1,550,000

&

\$1,675,000

### Median sale price

Median price \$2,598,500

Property Type House

Suburb Brighton East

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    | Price       | Date of sale |
|---|-----------------------------------|-------------|--------------|
| 1 | 141b Thomas St BRIGHTON EAST 3187 | \$1,684,000 | 25/10/2025   |
| 2 | 1a Perry Ct BRIGHTON EAST 3187    | \$1,650,000 | 11/09/2025   |
| 3 |                                   |             |              |

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:

10/11/2025 11:05

240 North Road, Brighton East Vic 3187



 4    2    2

**Rooms:** 6  
**Property Type:** House  
**Land Size:** 329 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,550,000 - \$1,675,000  
**Median House Price**  
September quarter 2025: \$2,598,500

## Comparable Properties



**141b Thomas St BRIGHTON EAST 3187 (REI)**

**Agent Comments**

 4    3    2

**Price:** \$1,684,000  
**Method:** Auction Sale  
**Date:** 25/10/2025  
**Property Type:** Townhouse (Res)



**1a Perry Ct BRIGHTON EAST 3187 (REI)**

**Agent Comments**

 3    2    2

**Price:** \$1,650,000  
**Method:** Sold Before Auction  
**Date:** 11/09/2025  
**Property Type:** Townhouse (Res)  
**Land Size:** 307 sqm approx

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.

**Account - Gary Peer & Associates** | P: 03 9066 4688 | F: 03 90664666



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