

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

28 Cluden Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,750,000 & \$1,925,000

Median sale price

Median price \$2,225,000 Property Type House Suburb Brighton East

Period - From 14/05/2024 to 13/05/2025 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	830 Hampton St BRIGHTON 3186	\$1,821,000	05/04/2025
2	18 Moore St BRIGHTON EAST 3187	\$1,860,000	26/02/2025
3	51 Charles St BRIGHTON EAST 3187	\$1,835,000	07/02/2025

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:

14/05/2025 10:22



3 2 4

Property Type: House

Agent Comments

Indicative Selling Price

\$1,750,000 - \$1,925,000

Median House Price

14/05/2024 - 13/05/2025: \$2,225,000

Comparable Properties



830 Hampton St BRIGHTON 3186 (REI)

Agent Comments

3 1 2

Price: \$1,821,000

Method: Auction Sale

Date: 05/04/2025

Property Type: House (Res)

Land Size: 650 sqm approx



18 Moore St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

3 1 1

Price: \$1,860,000

Method: Sold Before Auction

Date: 26/02/2025

Property Type: House (Res)

Land Size: 609 sqm approx



51 Charles St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

3 2 1

Price: \$1,835,000

Method: Private Sale

Date: 07/02/2025

Property Type: House

Land Size: 662 sqm approx

Account - Jellis Craig | P: 03 9194 1200