

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

3 Vaucluse Street, Brighton Vic 3186

Indicative selling price

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

Range between \$3,450,000

&

\$3,700,000

Median sale price

Median price \$3,237,500

Property Type House

Suburb Brighton

Period - From 01/07/2025

to

30/06/2026

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	39 Elwood St BRIGHTON 3186	\$3,800,000	30/03/2026
2	105 Halifax St BRIGHTON 3186	\$3,688,888	24/02/2026
3	14 Cowper St BRIGHTON 3186	\$3,435,000	21/02/2026

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:

19/08/2026 16:44



5 3 2

Property Type: House (Res)

Land Size: 511 sqm approx

Agent Comments

Indicative Selling Price

\$3,450,000 - \$3,700,000

Median House Price

Year ending June 2026: \$3,237,500

Comparable Properties



39 Elwood St BRIGHTON 3186 (REI/VG)

Agent Comments

5 2 2

Price: \$3,800,000

Method: Private Sale

Date: 30/03/2026

Property Type: House

Land Size: 621 sqm approx



105 Halifax St BRIGHTON 3186 (VG)

Agent Comments

4 - -

Price: \$3,688,888

Method: Sale

Date: 24/02/2026

Property Type: House (Res)

Land Size: 697 sqm approx



14 Cowper St BRIGHTON 3186 (REI/VG)

Agent Comments

4 2 2

Price: \$3,435,000

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)

Land Size: 717 sqm approx

Account - Fredman