

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

32 Letchworth Avenue, Brighton East Vic 3187

Indicative selling price

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

Range between

\$3,500,000

&

\$3,600,000

Median sale price

Median price

\$2,168,000

Property Type

House

Suburb

Brighton East

Period - From

13/08/2024

to

12/08/2025

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	70 Crisp St HAMPTON 3188	\$3,550,000	24/06/2025
2	7 Letchworth Av BRIGHTON EAST 3187	\$3,980,000	16/06/2025
3	87 Baird St BRIGHTON EAST 3187	\$3,475,000	20/03/2025

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:

13/08/2025 15:02

Aqil Saibo
9194 1200
0434 148 809
aqilsaibo@jellisrcraig.com.au

Indicative Selling Price

\$3,500,000 - \$3,600,000

Median House Price

13/08/2024 - 12/08/2025: \$2,168,000



5 3 4

Property Type: House
Land Size: 685 sqm approx
Agent Comments

Comparable Properties



70 Crisp St HAMPTON 3188 (REI/VG)

Agent Comments

5 3 2

Price: \$3,550,000
Method: Private Sale
Date: 24/06/2025
Property Type: House
Land Size: 773 sqm approx



7 Letchworth Av BRIGHTON EAST 3187 (REI)

Agent Comments

4 3 3

Price: \$3,980,000
Method: Private Sale
Date: 16/06/2025
Property Type: House
Land Size: 650 sqm approx



87 Baird St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

4 2 2

Price: \$3,475,000
Method: Private Sale
Date: 20/03/2025
Property Type: House
Land Size: 696 sqm approx