

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

33 Bourneville Avenue, Brighton East Vic 3187

Indicative selling price

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

Single price

\$4,195,000

Median sale price

Median price

\$2,058,000

Property Type

House

Suburb

Brighton East

Period - From

01/04/2025

to

30/06/2025

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	7 Letchworth Av BRIGHTON EAST 3187	\$3,980,000	16/06/2025
2	100 Were St BRIGHTON 3186	\$4,150,000	26/05/2025
3	125 Linacre Rd HAMPTON 3188	\$3,850,000	30/04/2025

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:

09/09/2025 10:39

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Indicative Selling Price

\$4,195,000

Median House Price

June quarter 2025: \$2,058,000



 5  5  5

Property Type: House

Land Size: 694 sqm approx

Agent Comments

Comparable Properties



7 Letchworth Av BRIGHTON EAST 3187 (REI/VG)

Agent Comments

 4  3  3

Price: \$3,980,000

Method: Private Sale

Date: 16/06/2025

Property Type: House

Land Size: 650 sqm approx



100 Were St BRIGHTON 3186 (REI)

Agent Comments

 4  4  5

Price: \$4,150,000

Method: Sold Before Auction

Date: 26/05/2025

Property Type: House (Res)

Land Size: 641 sqm approx



125 Linacre Rd HAMPTON 3188 (REI/VG)

Agent Comments

 4  2  2

Price: \$3,850,000

Method: Private Sale

Date: 30/04/2025

Property Type: House

Land Size: 672 sqm approx