

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

354 North Road, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,650,000

&

\$1,750,000

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	192 Bambra Rd CAULFIELD SOUTH 3162	\$1,710,000	11/09/2025
2	27 Charles St BRIGHTON EAST 3187	\$1,727,000	11/09/2025
3	26 Thomas St BRIGHTON EAST 3187	\$1,720,000	11/09/2025

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:

07/10/2025 09:42

Jackson Jacotine
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Indicative Selling Price

\$1,650,000 - \$1,750,000

Median House Price

September quarter 2025: \$2,598,500



4 2 3

Rooms: 7

Property Type: House

Comparable Properties



192 Bambra Rd CAULFIELD SOUTH 3162 (REI)

Agent Comments

4 2 3

Price: \$1,710,000

Method: Sold Before Auction

Date: 11/09/2025

Property Type: House (Res)

Land Size: 607 sqm approx



27 Charles St BRIGHTON EAST 3187 (REI)

Agent Comments

3 2 3

Price: \$1,727,000

Method: Auction Sale

Date: 11/09/2025

Property Type: House (Res)

Land Size: 579 sqm approx



26 Thomas St BRIGHTON EAST 3187 (REI)

Agent Comments

3 2 2

Price: \$1,720,000

Method: Sold Before Auction

Date: 11/09/2025

Property Type: House (Res)

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604