

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

45A MONTCLAIR AVENUE BRIGHTON VIC 3186

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,535,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$3,270,000

Property type

House

Suburb

Brighton

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

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 6 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

96 COCHRANE STREET BRIGHTON VIC 3186	\$1,520,000	05-Nov-25
38 MARION STREET BRIGHTON VIC 3186	\$1,720,000	03-Sep-25
58 BRICKWOOD STREET BRIGHTON VIC 3186	\$1,655,000	23-Aug-25

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 6 months.~~

This Statement of Information was prepared on: 09 December 2025


**96 COCHRANE STREET BRIGHTON
VIC 3186**

 3
  1
  -

Sold Price

\$1,520,000

Sold Date

05-Nov-25

Distance

0.52km

**38 MARION STREET BRIGHTON VIC
3186**

 2
  2
  1

Sold Price

\$1,720,000

Sold Date

03-Sep-25

Distance

0.71km

**58 BRICKWOOD STREET
BRIGHTON VIC 3186**

 3
  2
  -

Sold Price

\$1,655,000

Sold Date

23-Aug-25

Distance

1.24km

RS = Recent sale

UN = Undisclosed Sale

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