

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

7 Beenak Avenue, Brighton East Vic 3187

Indicative selling price

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

Range between

\$2,300,000

&

\$2,500,000

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	4 Curley St BRIGHTON EAST 3187	\$2,460,000	13/09/2025
2	9 Tatong Rd BRIGHTON EAST 3187	\$2,200,000	09/08/2025
3	109 Were St BRIGHTON 3186	\$2,200,000	10/07/2025

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:

22/10/2025 10:44



Property Type: Land

Agent Comments

Comparable Properties



4 Curley St BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$2,460,000

Method: Auction Sale

Date: 13/09/2025

Property Type: House (Res)

Land Size: 845 sqm approx



9 Tatong Rd BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$2,200,000

Method: Auction Sale

Date: 09/08/2025

Property Type: House (Res)

Land Size: 900 sqm approx



109 Were St BRIGHTON 3186 (REI)

Agent Comments



Price: \$2,200,000

Method: Private Sale

Date: 10/07/2025

Property Type: House (Res)

Land Size: 733 sqm approx