

# 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

9a Burwah Avenue, Brighton East Vic 3187

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,550,000

&

\$1,650,000

### Median sale price

Median price \$1,566,500

Property Type Townhouse

Suburb Brighton East

Period - From 29/07/2024

to

28/07/2025

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	4 Aralee PI BRIGHTON EAST 3187	\$1,583,000	17/05/2025
2	3/5a Valdemar Ct BRIGHTON EAST 3187	\$1,550,000	21/03/2025
3	2b Bourneville Av BRIGHTON EAST 3187	\$1,600,000	01/03/2025

**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:

29/07/2025 10:42

Eileen Bell  
91941200  
0430 372 602  
eileenbell@jellisrcraig.com.au



4 2 2

Property Type: Townhouse (Res)  
Agent Comments

Indicative Selling Price  
\$1,550,000 - \$1,650,000  
Median Townhouse Price  
29/07/2024 - 28/07/2025: \$1,566,500

Comparable Properties



4 Aralee PI BRIGHTON EAST 3187 (REI)

Agent Comments

3 2 2

Price: \$1,583,000  
Method: Auction Sale  
Date: 17/05/2025  
Property Type: Townhouse (Res)



3/5a Valdemar Ct BRIGHTON EAST 3187 (REI/VG)

Agent Comments

2 2 1

Price: \$1,550,000  
Method: Private Sale  
Date: 21/03/2025  
Property Type: Townhouse (Single)



2b Bourneville Av BRIGHTON EAST 3187 (REI/VG)

Agent Comments

4 2 2

Price: \$1,600,000  
Method: Auction Sale  
Date: 01/03/2025  
Property Type: Townhouse (Res)  
Land Size: 250 sqm approx