

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

4-bedrooms, 4-bathrooms, 2 Car Garage plus 1 in driveway Completion in 2 months Internal Size: 34.43 SQ Approx on 371M2 of land Approx BRIGHTON EAST VIC 3187

Indicative selling price

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

Single Price

\$3,400,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,212,500

Property type

House

Suburb

Brighton East

Period-from

01 Sep 2024

to

31 Aug 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

7 CLUDEN STREET BRIGHTON EAST VIC 3187	-	25-Aug-25
34B CLUDEN STREET BRIGHTON EAST VIC 3187	\$3,180,000	08-Nov-24
34A CLUDEN STREET BRIGHTON EAST VIC 3187	\$3,175,000	25-May-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: 16 September 2025



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**7 CLUDEN STREET BRIGHTON
EAST VIC 3187**

4 3 2

Sold Price

RS - UN

Sold Date **25-Aug-25**

Distance **1.38km**



**34B CLUDEN STREET BRIGHTON
EAST VIC 3187**

4 3 2

Sold Price

\$3,180,000

Sold Date **08-Nov-24**

Distance **1.2km**



**34A CLUDEN STREET BRIGHTON
EAST VIC 3187**

4 3 2

Sold Price

\$3,175,000

Sold Date **25-May-25**

Distance **1.21km**

RS = Recent sale UN = Undisclosed Sale

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