

# 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

3 Bourneville 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

\$2,100,000

&

\$2,300,000

### Median sale price

Median price

\$2,058,000

Property Type

House

Suburb

Brighton East

Period - From

01/04/2025

to

30/06/2025

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 | 10 Henry St BRIGHTON EAST 3187  | \$2,370,000 | 29/05/2025   |
| 2 | 41 Bright St BRIGHTON EAST 3187 | \$2,350,000 | 13/03/2025   |
| 3 | 18 Shasta Av BRIGHTON EAST 3187 | \$2,351,000 | 22/02/2025   |

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:

30/07/2025 14:05



3 2 2+

Property Type: House  
Land Size: 627 sqm approx  
Agent Comments

Indicative Selling Price  
\$2,100,000 - \$2,300,000  
Median House Price  
June quarter 2025: \$2,058,000

Comparable Properties



10 Henry St BRIGHTON EAST 3187 (REI)

Agent Comments

4 2 2

Price: \$2,370,000  
Method: Sold Before Auction  
Date: 29/05/2025  
Property Type: House (Res)  
Land Size: 632 sqm approx



41 Bright St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

4 2 2

Price: \$2,350,000  
Method: Private Sale  
Date: 13/03/2025  
Property Type: House  
Land Size: 764 sqm approx



18 Shasta Av BRIGHTON EAST 3187 (REI/VG)

Agent Comments

3 2 3

Price: \$2,351,000  
Method: Auction Sale  
Date: 22/02/2025  
Property Type: House (Res)  
Land Size: 597 sqm approx