

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

11 Cummins Road, Brighton East Vic 3187

Indicative selling price

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

Range between

\$1,700,000

&

\$1,790,000

Median sale price

Median price

\$2,300,000

Property Type

House

Suburb

Brighton East

Period - From

01/01/2026

to

31/03/2026

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	203 Centre Rd BENTLEIGH 3204	\$1,870,000	28/03/2026
2	5 Brand St HAMPTON 3188	\$1,850,000	13/02/2026
3	210 Thomas St HAMPTON 3188	\$1,740,000	09/12/2025

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:

29/05/2026 12:24

11 Cummins Road, Brighton East Vic 3187



Amanda Thomson

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Indicative Selling Price

\$1,700,000 - \$1,790,000

Median House Price

March quarter 2026: \$2,300,000



   4 +
boat +
caravan

4 2 n

Property Type: House (Res)

Land Size: 687 sqm approx

Agent Comments

Comparable Properties



203 Centre Rd BENTLEIGH 3204 (REI)

Agent Comments

 4  3  2

Price: \$1,870,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)

Land Size: 769 sqm approx



5 Brand St HAMPTON 3188 (REI)

Agent Comments

 4  1  3

Price: \$1,850,000

Method: Sold Before Auction

Date: 13/02/2026

Property Type: House (Res)

Land Size: 700 sqm approx



210 Thomas St HAMPTON 3188 (REI/VG)

Agent Comments

 3  1  3

Price: \$1,740,000

Method: Private Sale

Date: 09/12/2025

Property Type: House (Res)

Land Size: 604 sqm approx

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598



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