

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

12 Cheeseman Avenue, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$2,175,000

Property Type House

Suburb Brighton East

Period - From 05/05/2025

to

04/05/2026

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	2/40 Summerhill Rd BRIGHTON EAST 3187	\$1,160,000	28/03/2026
2	170 Wheatley Rd ORMOND 3204	\$1,160,000	26/03/2026
3	18b Marara Rd CAULFIELD SOUTH 3162	\$1,258,000	25/03/2026

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:

05/05/2026 09:07



2 2 1

Property Type: House

Comparable Properties



2/40 Summerhill Rd BRIGHTON EAST 3187 (REI)

Agent Comments

3 2 2

Price: \$1,160,000

Method: Auction Sale

Date: 28/03/2026

Property Type: Townhouse (Res)



170 Wheatley Rd ORMOND 3204 (REI)

Agent Comments

3 1 2

Price: \$1,160,000

Method: Private Sale

Date: 26/03/2026

Property Type: House

Land Size: 295 sqm approx



18b Marara Rd CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

2 1 1

Price: \$1,258,000

Method: Auction Sale

Date: 25/03/2026

Property Type: House (Res)

Land Size: 387 sqm approx