

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

14 Oak Grove, Brighton Vic 3186

Indicative selling price

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

Range between \$4,500,000

&

\$4,850,000

Median sale price

Median price \$3,260,000

Property Type House

Suburb Brighton

Period - From 17/08/2025

to

16/08/2026

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	3 St James Mews BRIGHTON 3186	\$5,150,000	08/05/2026
2	372 New St BRIGHTON 3186	\$4,475,000	14/03/2026
3	16 Newbay Cr BRIGHTON 3186	\$5,055,000	24/02/2026

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:

17/08/2026 18:17



4
 3
 3

Property Type: House (Res)

Land Size: 556 sqm approx

Agent Comments

Indicative Selling Price

\$4,500,000 - \$4,850,000

Median House Price

17/08/2025 - 16/08/2026: \$3,260,000

Comparable Properties



3 St James Mews BRIGHTON 3186 (VG)

Agent Comments

5
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Price: \$5,150,000

Method: Sale

Date: 08/05/2026

Property Type: House (Res)

Land Size: 664 sqm approx



372 New St BRIGHTON 3186 (REI/VG)

Agent Comments

5
 3
 2

Price: \$4,475,000

Method: Auction Sale

Date: 14/03/2026

Property Type: House (Res)

Land Size: 782 sqm approx



16 Newbay Cr BRIGHTON 3186 (REI/VG)

Agent Comments

4
 3
 3

Price: \$5,055,000

Method: Private Sale

Date: 24/02/2026

Property Type: House

Land Size: 654 sqm approx

Account - Kay & Burton (Flinders) | P: 03 5989 1000 | F: 03 5989 0171