

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

16 Grandview Road, Brighton Vic 3186

Indicative selling price

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

Range between \$2,200,000

&

\$2,400,000

Median sale price

Median price \$3,275,000

Property Type House

Suburb Brighton

Period - From 04/08/2025

to

03/08/2026

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	12 Rooding St BRIGHTON 3186	\$2,400,000	18/06/2026
2	16 Shasta Av BRIGHTON EAST 3187	\$2,385,000	21/03/2026
3	10 Bright St BRIGHTON EAST 3187	\$2,360,000	11/02/2026

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:

04/08/2026 16:15



Property Type: House

Comparable Properties



12 Rooding St BRIGHTON 3186 (REI)

Agent Comments



Price: \$2,400,000

Method: Private Sale

Date: 18/06/2026

Property Type: Land (Res)

Land Size: 566 sqm approx



16 Shasta Av BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$2,385,000

Method: Auction Sale

Date: 21/03/2026

Property Type: House (Res)

Land Size: 658 sqm approx



10 Bright St BRIGHTON EAST 3187 (REI/VG)

Agent Comments



Price: \$2,360,000

Method: Private Sale

Date: 11/02/2026

Property Type: House (Res)

Land Size: 738 sqm approx