

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

17 Canberra Grove, Brighton East Vic 3187

Indicative selling price

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

Range between \$3,700,000 & \$4,000,000

Median sale price

Median price \$2,192,000 Property Type House Suburb Brighton East

Period - From 01/04/2025 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	78 Glencairn Av BRIGHTON EAST 3187	\$3,500,000	08/04/2026
2	30 Edro Av BRIGHTON EAST 3187	\$3,700,000	26/03/2026
3	22 Canberra Gr BRIGHTON EAST 3187	\$3,730,000	06/03/2026

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:

01/05/2026 16:03



5 3 4

Property Type: House (Res)

Land Size: 604 sqm approx

Agent Comments

Indicative Selling Price

\$3,700,000 - \$4,000,000

Median House Price

Year ending March 2026: \$2,192,000

Comparable Properties



78 Glencairn Av BRIGHTON EAST 3187 (REI)

Agent Comments

4 3 4

Price: \$3,500,000

Method: Private Sale

Date: 08/04/2026

Property Type: House

Land Size: 618 sqm approx



30 Edro Av BRIGHTON EAST 3187 (REI)

Agent Comments

4 2 6

Price: \$3,700,000

Method: Private Sale

Date: 26/03/2026

Property Type: House

Land Size: 710 sqm approx



22 Canberra Gr BRIGHTON EAST 3187 (REI)

Agent Comments

5 4 3

Price: \$3,730,000

Method: Private Sale

Date: 06/03/2026

Property Type: House

Account - Fredman