

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 Stewart Street, Brighton Vic 3186

Indicative selling price

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

Range between \$2,950,000

&

\$3,150,000

Median sale price

Median price \$3,237,500

Property Type House

Suburb Brighton

Period - From 01/07/2025

to

30/06/2026

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	17 Stanley St BRIGHTON 3186	\$3,011,000	28/03/2026
2	14 Hoyt St HAMPTON 3188	\$3,050,000	14/03/2026
3	173 Were St BRIGHTON EAST 3187	\$3,100,000	01/03/2026

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:

17/07/2026 10:31



5 2 3

Property Type: House

Comparable Properties



17 Stanley St BRIGHTON 3186 (REI/VG)

5 4 3

Agent Comments

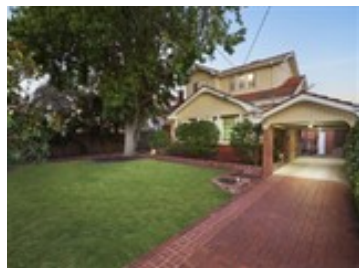
Price: \$3,011,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)

Land Size: 688 sqm approx



14 Hoyt St HAMPTON 3188 (REI)

5 2 2

Agent Comments

Price: \$3,050,000

Method: Auction Sale

Date: 14/03/2026

Property Type: House (Res)

Land Size: 820 sqm approx



173 Were St BRIGHTON EAST 3187 (REI/VG)

5 2 2

Agent Comments

Price: \$3,100,000

Method: Sold Before Auction

Date: 01/03/2026

Property Type: House (Res)

Land Size: 709 sqm approx