

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

191 Were Street, Brighton East Vic 3187

Indicative selling price

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

Range between

\$2,700,000

&

\$2,800,000

Median sale price

Median price

\$2,170,000

Property Type

House

Suburb

Brighton East

Period - From

01/04/2025

to

31/03/2026

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	61 Crisp St HAMPTON 3188	\$2,720,000	14/03/2026
2	23 Edro Av BRIGHTON EAST 3187	\$2,725,000	25/11/2025
3	102/12 Lindsay St BRIGHTON 3186	\$2,790,000	12/10/2025

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:

01/04/2026 10:07



Property Type: House (Previously Occupied - Detached)
Land Size: 677 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,700,000 - \$2,800,000
Median House Price
 01/04/2025 - 31/03/2026: \$2,170,000

Comparable Properties

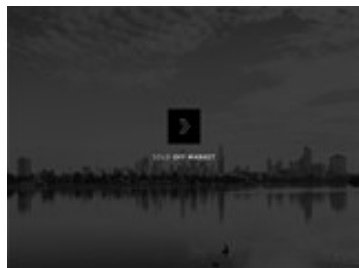


61 Crisp St HAMPTON 3188 (REI)

Agent Comments



Price: \$2,720,000
Method: Private Sale
Date: 14/03/2026
Property Type: House
Land Size: 860 sqm approx



23 Edro Av BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$2,725,000
Method: Private Sale
Date: 25/11/2025
Property Type: House (Res)

102/12 Lindsay St BRIGHTON 3186 (VG)

Agent Comments



Price: \$2,790,000
Method: Sale
Date: 12/10/2025
Property Type: Flat/Unit/Apartment (Res)