

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

26 Ferguson Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$3,000,000 & \$3,300,000

Median sale price

Median price \$2,099,500 Property Type House Suburb Brighton East

Period - From 01/04/2026 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	217 Were St BRIGHTON EAST 3187	\$3,154,000	02/05/2026
2	4 Shirley Ct BRIGHTON EAST 3187	\$3,195,250	23/04/2026
3	64 Shasta Av BRIGHTON EAST 3187	\$3,300,000	16/03/2026

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: 18/08/2026 10:04

Nick Renna
9194 1200
0411 551 190
nickrenna@jellisrcraig.com.au



4 2 3

Property Type: House

Agent Comments

Indicative Selling Price

\$3,000,000 - \$3,300,000

Median House Price

June quarter 2026: \$2,099,500

Comparable Properties



217 Were St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

4 2 2

Price: \$3,154,000

Method: Auction Sale

Date: 02/05/2026

Property Type: House (Res)

Land Size: 604 sqm approx



4 Shirley Ct BRIGHTON EAST 3187 (REI)

Agent Comments

5 4 2

Price: \$3,195,250

Method: Sold Before Auction

Date: 23/04/2026

Property Type: House (Res)



64 Shasta Av BRIGHTON EAST 3187 (REI/VG)

Agent Comments

5 2 3

Price: \$3,300,000

Method: Sold Before Auction

Date: 16/03/2026

Property Type: House (Res)

Land Size: 666 sqm approx

Account - Jellis Craig | P: 03 9194 1200