

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

27 Grandview Road, Brighton Vic 3186

Indicative selling price

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

Range between

\$4,000,000

&

\$4,400,000

Median sale price

Median price

\$3,300,000

Property Type

House

Suburb

Brighton

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	41 Murphy St BRIGHTON 3186	\$4,370,000	28/02/2026
2	11 Hillcrest Av BRIGHTON 3186	\$4,010,000	22/11/2025
3			

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:

13/05/2026 13:46

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5 3 5

Property Type: House (Res)

Land Size: 745 sqm approx

Agent Comments

Indicative Selling Price

\$4,000,000 - \$4,400,000

Median House Price

Year ending March 2026: \$3,300,000

Comparable Properties



41 Murphy St BRIGHTON 3186 (REI)

Agent Comments

4 3 1

Price: \$4,370,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 607 sqm approx



11 Hillcrest Av BRIGHTON 3186 (REI/VG)

Agent Comments

5 4 4

Price: \$4,010,000

Method: Private Sale

Date: 22/11/2025

Property Type: House (Res)

Land Size: 646 sqm approx

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.

Account - Fredman



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