

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

28 Cluden Street, Brighton East Vic 3187

Indicative selling price

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

Range between

\$1,750,000

&

\$1,925,000

Median sale price

Median price

\$2,225,000

Property Type

House

Suburb

Brighton East

Period - From

14/05/2024

to

13/05/2025

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	830 Hampton St BRIGHTON 3186	\$1,821,000	05/04/2025
2	18 Moore St BRIGHTON EAST 3187	\$1,860,000	26/02/2025
3	51 Charles St BRIGHTON EAST 3187	\$1,835,000	07/02/2025

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:

14/05/2025 10:22



3 2 4

Property Type: House
Agent Comments

Indicative Selling Price
\$1,750,000 - \$1,925,000
Median House Price
14/05/2024 - 13/05/2025: \$2,225,000

Comparable Properties



830 Hampton St BRIGHTON 3186 (REI)

Agent Comments

3 1 2

Price: \$1,821,000
Method: Auction Sale
Date: 05/04/2025
Property Type: House (Res)
Land Size: 650 sqm approx



18 Moore St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

3 1 1

Price: \$1,860,000
Method: Sold Before Auction
Date: 26/02/2025
Property Type: House (Res)
Land Size: 609 sqm approx



51 Charles St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

3 2 1

Price: \$1,835,000
Method: Private Sale
Date: 07/02/2025
Property Type: House
Land Size: 662 sqm approx