

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

29 Studley Road, Brighton East Vic 3187

Indicative selling price

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

Range between \$4,300,000

&

\$4,600,000

Median sale price

Median price \$2,200,000

Property Type House

Suburb Brighton East

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	1 Letchworth Av BRIGHTON EAST 3187	\$4,580,000	28/03/2026
2	7 Ward St BRIGHTON EAST 3187	\$4,666,000	27/03/2026
3	195 Were St BRIGHTON EAST 3187	\$4,400,000	28/02/2026

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:

26/08/2026 16:59



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Property Type: House
Land Size: 659 sqm approx
Agent Comments

Indicative Selling Price
\$4,300,000 - \$4,600,000
Median House Price
Year ending June 2026: \$2,200,000

Comparable Properties



1 Letchworth Av BRIGHTON EAST 3187 (REI/VG)

Agent Comments

5 4 3

Price: \$4,580,000
Method: Private Sale
Date: 28/03/2026
Property Type: House
Land Size: 650 sqm approx



7 Ward St BRIGHTON EAST 3187 (VG)

Agent Comments

4 - -

Price: \$4,666,000
Method: Sale
Date: 27/03/2026
Property Type: House (Res)
Land Size: 687 sqm approx



195 Were St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

5 3 6

Price: \$4,400,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 678 sqm approx

Account - Fredman