

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

30 Canberra Grove, Brighton East Vic 3187

Indicative selling price

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

Range between \$5,750,000

&

\$6,325,000

Median sale price

Median price \$2,325,000

Property Type House

Suburb Brighton East

Period - From 01/01/2025

to

31/03/2025

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	47 Lynch Cr BRIGHTON 3186	\$6,290,000	21/02/2025
2			
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:

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Indicative Selling Price

\$5,750,000 - \$6,325,000

Median House Price

March quarter 2025: \$2,325,000



4 5 3

Property Type: House
Land Size: 605 sqm approx
Agent Comments

Comparable Properties



47 Lynch Cr BRIGHTON 3186 (REI)

Agent Comments

5 4 6

Price: \$6,290,000
Method: Private Sale
Date: 21/02/2025
Property Type: House

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.