

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

33 Bourneville Avenue, Brighton East Vic 3187

Indicative selling price

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

Range between

\$3,300,000

&

\$3,600,000

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	23 Prince St HAMPTON 3188	\$3,600,000	15/06/2026
2	78 Glencairn Av BRIGHTON EAST 3187	\$3,500,000	08/04/2026
3	32 Welwyn Av BRIGHTON EAST 3187	\$3,465,000	05/03/2026

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:

02/09/2026 10:36



5 5 5

Property Type: House

Agent Comments

Indicative Selling Price

\$3,300,000 - \$3,600,000

Median House Price

June quarter 2026: \$2,099,500

Comparable Properties



23 Prince St HAMPTON 3188 (REI)

Agent Comments

5 3 3

Price: \$3,600,000

Method: Sold Before Auction

Date: 15/06/2026

Property Type: House (Res)

Land Size: 676 sqm approx



78 Glencairn Av BRIGHTON EAST 3187 (REI)

Agent Comments

4 3 4

Price: \$3,500,000

Method: Private Sale

Date: 08/04/2026

Property Type: House

Land Size: 618 sqm approx



32 Welwyn Av BRIGHTON EAST 3187 (VG)

Agent Comments

5 - -

Price: \$3,465,000

Method: Sale

Date: 05/03/2026

Property Type: House (Res)

Land Size: 650 sqm approx