

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 Edro Avenue, Brighton East Vic 3187

Indicative selling price

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

Range between \$3,000,000

&

\$3,300,000

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	217 Were St BRIGHTON EAST 3187	\$3,154,000	02/05/2026
2	64 Shasta Av BRIGHTON EAST 3187	\$3,300,000	16/03/2026
3	60 Shasta Av BRIGHTON EAST 3187	\$3,350,000	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:

13/08/2026 10:00

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Indicative Selling Price

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

Median House Price

Year ending June 2026: \$2,200,000



 5  3  4

Property Type: House

Comparable Properties



217 Were St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

 4  2  2

Price: \$3,154,000

Method: Auction Sale

Date: 02/05/2026

Property Type: House (Res)

Land Size: 604 sqm approx



64 Shasta Av BRIGHTON EAST 3187 (REI/VG)

Agent Comments

 5  2  3

Price: \$3,300,000

Method: Sold Before Auction

Date: 16/03/2026

Property Type: House (Res)

Land Size: 666 sqm approx



60 Shasta Av BRIGHTON EAST 3187 (REI/VG)

Agent Comments

 5  4  2

Price: \$3,350,000

Method: Sold Before Auction

Date: 05/03/2026

Property Type: House (Res)

Land Size: 715 sqm approx

Account - Jellis Craig | P: 03 9194 1200