

# 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

751 Hawthorn Road, Brighton East Vic 3187

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,200,000

&

\$2,350,000

### Median sale price

Median price \$2,300,000

Property Type House

Suburb Brighton East

Period - From 01/01/2026

to

31/03/2026

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 | 8 Curzon St BRIGHTON EAST 3187   | \$2,250,000 | 03/03/2026   |
| 2 | 34 Gillard St BRIGHTON EAST 3187 | \$2,400,000 | 16/12/2025   |
| 3 | 1 Bruce St BRIGHTON EAST 3187    | \$2,308,000 | 15/11/2025   |

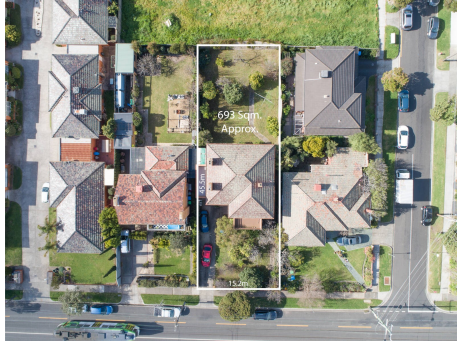
OR

~~**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:

17/04/2026 11:37

751 Hawthorn Road, Brighton East Vic 3187



 5  2  2

**Property Type:** House  
**Land Size:** 693 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,200,000 - \$2,350,000  
**Median House Price**  
March quarter 2026: \$2,300,000

## Comparable Properties



**8 Curzon St BRIGHTON EAST 3187 (REI)**

**Agent Comments**

 4  2  3

**Price:** \$2,250,000  
**Method:** Private Sale  
**Date:** 03/03/2026  
**Property Type:** House (Res)



**34 Gillard St BRIGHTON EAST 3187 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$2,400,000  
**Method:** Private Sale  
**Date:** 16/12/2025  
**Property Type:** House



**1 Bruce St BRIGHTON EAST 3187 (REI/VG)**

**Agent Comments**

 4  2  6

**Price:** \$2,308,000  
**Method:** Auction Sale  
**Date:** 15/11/2025  
**Property Type:** House (Res)  
**Land Size:** 653 sqm approx

**Account - Buxton**



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