

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

7a Rogers Avenue, Brighton East Vic 3187

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$1,650,000

Property Type

Townhouse

Suburb

Brighton East

Period - From

24/03/2025

to

23/03/2026

Source

Property Data

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	9/48 Wilson St BRIGHTON 3186	\$1,250,000	20/01/2026
2	4/1 Spring Rd CAULFIELD SOUTH 3162	\$1,220,000	08/12/2025
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:

24/03/2026 16:43



3 2.5 2

Property Type: House
Land Size: 640 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median Townhouse Price
24/03/2025 - 23/03/2026: \$1,650,000

Comparable Properties



9/48 Wilson St BRIGHTON 3186 (VG)

Agent Comments

3 - -

Price: \$1,250,000
Method: Sale
Date: 20/01/2026
Property Type: Flat/Unit/Apartment (Res)



4/1 Spring Rd CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

3 2 2

Price: \$1,220,000
Method: Sold Before Auction
Date: 08/12/2025
Property Type: Townhouse (Res)
Land Size: 252 sqm approx

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.

Account - Hodges