

# 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

40 Elwood Street, Brighton VIC 3186

### Indicative selling price

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

Range between

\$4,750,000

&

\$5,225,000

### Median sale price

Median price

\$3,300,000

Property Type

House

Suburb

Brighton

Period - From

08/11/2025

to

07/05/2026

Source

pdol

### Comparable property sales (\*Delete A or B below as applicable)

**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.

Address of comparable property	Price	Date of sale
16 Newbay Cr, Brighton Vic	\$5,055,000	24/02/2026

This Statement of Information was prepared on:

08/05/2026