

# 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

29 Clive Street, 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)

Single price

\$1,800,000

### Median sale price

Median price

\$2,192,000

Property Type

House

Suburb

Brighton East

Period - From

21/08/2025

to

20/08/2026

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 | 4 Brennan St MCKINNON 3204          | \$1,750,000 | 08/08/2026   |
| 2 | 23 Charles St BRIGHTON EAST 3187    | \$1,800,000 | 18/07/2026   |
| 3 | 55 Ludbrook Av CAULFIELD SOUTH 3162 | \$1,865,000 | 17/03/2026   |

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:

21/08/2026 23:01



Dion Besser  
9531 1000  
0412 556 443  
dion@besserco.com.au

**Indicative Selling Price**  
\$1,800,000

**Median House Price**  
21/08/2025 - 20/08/2026: \$2,192,000



**Property Type:**  
Agent Comments

## Comparable Properties



**4 Brennan St MCKINNON 3204 (REI)**

Agent Comments



**Price:** \$1,750,000  
**Method:** Auction Sale  
**Date:** 08/08/2026  
**Property Type:** House (Res)  
**Land Size:** 840 sqm approx



**23 Charles St BRIGHTON EAST 3187 (REI)**

Agent Comments



**Price:** \$1,800,000  
**Method:** Auction Sale  
**Date:** 18/07/2026  
**Property Type:** House (Res)  
**Land Size:** 447 sqm approx



**55 Ludbrook Av CAULFIELD SOUTH 3162 (REI/VG)**

Agent Comments



**Price:** \$1,865,000  
**Method:** Sold Before Auction  
**Date:** 17/03/2026  
**Property Type:** House (Res)  
**Land Size:** 689 sqm approx

**Account - Besser & Co EA | P: 03 9531 1000**



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