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	49 Elwood Street, Brighton Vic 3186

Indicative selling price

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

Range between $4,700,000 & $5,100,000

Median sale price

Median price $3,300,000 Property Type House Suburb Brighton

Period - From 01/04/2025 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	16 Newbay Cr BRIGHTON 3186	$5,055,000	24/02/2026
2	4 Collins St BRIGHTON 3186	$5,366,666	17/11/2025
3	66 North Rd BRIGHTON 3186	$5,200,000	14/11/2025

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: 11/05/2026 13:06

49 Elwood Street, Brighton Vic 3186

FREDMAN

Joel Fredman
0413 487 837
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Property Type: House
Land Size: 834 sqm approx

Agent Comments

Indicative Selling Price
$4,700,000 - $5,100,000
Median House Price
Year ending March 2026: $3,300,000

Comparable Properties



16 Newbay Cr BRIGHTON 3186 (REI)

4 3 3

Price: $5,055,000
Method: Private Sale
Date: 24/02/2026
Property Type: House

Agent Comments



4 Collins St BRIGHTON 3186 (REI/VG)

4 3 2

Price: $5,366,666
Method: Private Sale
Date: 17/11/2025
Property Type: House (Res)
Land Size: 1010 sqm approx

Agent Comments



66 North Rd BRIGHTON 3186 (VG)

4 - -

Price: $5,200,000
Method: Sale
Date: 14/11/2025
Property Type: House (Res)
Land Size: 827 sqm approx

Agent Comments

Account - Fredman

REIV THE DIFFERENCE | propertydata.com.au

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