

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

20 North Road, Brighton Vic 3186

Indicative selling price

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

Single price

\$2,700,000

Median sale price

Median price

\$3,225,000

Property Type

House

Suburb

Brighton

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	24 Montclair Av BRIGHTON 3186	\$2,825,000	03/04/2026
2	107 Martin St BRIGHTON 3186	\$2,620,000	02/04/2026
3	31 Clonaig St BRIGHTON EAST 3187	\$2,875,000	31/03/2026

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:

30/05/2026 14:38

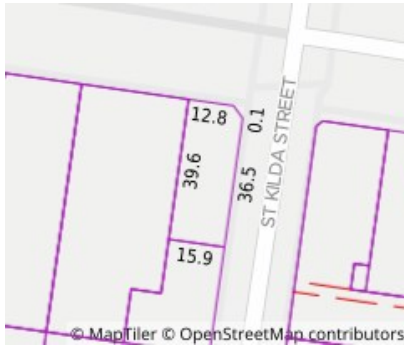
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Indicative Selling Price

\$2,700,000

Median House Price

March quarter 2026: \$3,225,000



Property Type:

Divorce/Estate/Family Transfers

Land Size: 623 sqm approx

Agent Comments

Comparable Properties



24 Montclair Av BRIGHTON 3186 (REI)

Agent Comments



Price: \$2,825,000

Method: Private Sale

Date: 03/04/2026

Property Type: House

Land Size: 743 sqm approx



107 Martin St BRIGHTON 3186 (REI/VG)

Agent Comments



Price: \$2,620,000

Method: Private Sale

Date: 02/04/2026

Property Type: House

Land Size: 469 sqm approx



31 Clonaig St BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$2,875,000

Method: Private Sale

Date: 31/03/2026

Property Type: House

Land Size: 652 sqm approx

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