

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

8a Lucas Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$2,058,000 Property Type House Suburb Brighton East

Period - From 01/04/2025 to 30/06/2025 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	25 Eloura Av BRIGHTON EAST 3187	\$2,050,000	24/06/2025
2	10 Sara Av BRIGHTON EAST 3187	\$2,012,000	31/05/2025
3	129 Male St BRIGHTON 3186	\$2,025,000	15/03/2025

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:

04/08/2025 11:04

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4 2 2

Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
June quarter 2025: \$2,058,000

Comparable Properties



25 Eloura Av BRIGHTON EAST 3187 (REI)

Agent Comments

4 4 2

Price: \$2,050,000
Method: Private Sale
Date: 24/06/2025
Property Type: House



10 Sara Av BRIGHTON EAST 3187 (REI)

Agent Comments

4 2 2

Price: \$2,012,000
Method: Auction Sale
Date: 31/05/2025
Property Type: Townhouse (Res)
Land Size: 470 sqm approx



129 Male St BRIGHTON 3186 (REI/VG)

Agent Comments

3 2 3

Price: \$2,025,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)
Land Size: 395 sqm approx