

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

24a Regent Street, Brighton East VIC 3187

Indicative selling price

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

Range between \$2,550,000 & \$2,700,000

Median sale price

Median price	\$2,176,500	Property Type	House	Suburb	Brighton East
Period - From	05/05/2025	to	04/11/2025	Source	Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
27A Edro Avenue Brighton East VIC 3187	\$2,685,000	23/05/2025
4a Shasta Avenue, Brighton East, VIC 3186	\$2,750,000	27/09/2025
100 Dendy Street Brighton VIC 3186	\$2,651,000	25/09/2025

This Statement of Information was prepared on:

05/11/2025