

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

2 Little Union Street, Brighton East VIC 3187

Indicative selling price

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

Single price

\$2,650,000

Median sale price

Median price

\$2,120,000

Property Type

House

Suburb

Brighton East

Period - From

29/09/2024

to

28/03/2025

Source

pdol

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
34 Camperdown St, Brighton East Vic	\$2,635,000	06/10/2024
104 Asling St, Brighton Vic	\$2,510,000	09/10/2024

This Statement of Information was prepared on:

29/03/2025

2 Little Union Street, Brighton East VIC 3187



 4  2  0

Property Type: House
Campbell Kilsby
0395926522
0402 212 093
ckilsby@kayburton.com.au
Indicative Selling Price
-
Median House Price
Year ending March 2025: \$2,120,000

Comparable Properties



34 Camperdown St, Brighton East Vic

 4  2  3

Price: \$2,635,000
Method: Sold After Auction
Date: 06/10/2024
Property Type: House
Land Size: 720 sqm approx



104 Asling St, Brighton Vic

 3  2  2

Price: \$2,510,000
Method: Private Sale
Date: 09/10/2024
Property Type: House
Land Size: 531 sqm approx

Account - Kay & Burton Bayside | P: +61 3 9592 6522