

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 Lorac Avenue, Brighton VIC 3186

Indicative selling price

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

Range between \$6,800,000 & \$7,200,000

Median sale price

Median price \$3,200,000 Property Type House Suburb Brighton

Period - From 11/06/2025 to 10/12/2025 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
51 Sussex St, Brighton Vic	\$6,450,000	17/06/2025
11A Manor St, Brighton Vic	\$6,100,000	29/10/2025

This Statement of Information was prepared on:

12/12/2025