

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

260a South Road, Brighton East VIC 3187

Indicative selling price

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

Range between

\$1,500,000

&

\$1,600,000

Median sale price

Median price

\$1,252,000

Property Type

Unit

Suburb

Brighton East

Period - From

08/10/2025

to

07/04/2026

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
74A Teddington Road Hampton VIC 3188	\$1,725,000	10/03/2026
7B Roberts Court Brighton East VIC 3187	\$1,580,888	15/03/2026
1A Crest Avenue Hampton East VIC 3188	\$1,835,000	09/01/2026

This Statement of Information was prepared on:

08/04/2026