

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

7B ROBERTS COURT BRIGHTON EAST VIC 3187

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,390,000

&

\$1,523,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,303,500

Property type

Unit

Suburb

Brighton East

Period-from

01 Sep 2024

to

31 Aug 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 6 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

40 NEPEAN AVENUE HAMPTON EAST VIC 3188	\$1,500,000	07-Jun-25
21A TUCKER ROAD BENTLEIGH VIC 3204	\$1,500,000	04-Apr-25
8A BISCOP ROAD MOORABBIN VIC 3189	\$1,495,000	29-Apr-25

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 6 months.~~

This Statement of Information was prepared on: 17 September 2025

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**40 NEPEAN AVENUE HAMPTON
EAST VIC 3188**

 4  3  1

Sold Price

\$1,500,000

Sold Date

07-Jun-25

Distance

0.41km



**21A TUCKER ROAD BENTLEIGH VIC
3204**

 4  3  1

Sold Price

^{RS} **\$1,500,000** ^{UN}

Sold Date

04-Apr-25

Distance

1.69km



**8A BISCOP ROAD MOORABBIN VIC
3189**

 4  3  3

Sold Price

\$1,495,000

Sold Date

29-Apr-25

Distance

1.82km

RS = Recent sale

UN = Undisclosed Sale

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