

# 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

12 Talofa Avenue, Brighton East VIC 3187

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$2,300,000

&

\$2,400,000

### Median sale price

Median price

\$2,170,000

Property Type

House

Suburb

Brighton East

Period - From

18/10/2025

to

17/04/2026

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
12 Rouen Street Hampton VIC 3188	\$2,310,000	18/10/2025
16 Shasta Avenue Brighton East VIC 3187	\$2,385,000	21/03/2026
8 Hillcrest Avenue Brighton VIC 3186	\$2,400,000	05/11/2025

This Statement of Information was prepared on:

18/04/2026