

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

239 South Road, Brighton East VIC 3187

Indicative selling price

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

Range between \$2,100,000 & \$2,200,000

Median sale price

Median price	\$2,176,500	Property Type	House	Suburb	Brighton East
Period - From	30/04/2025	to	29/10/2025	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 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
8 Janet Street Brighton East VIC 3187	\$2,200,000	09/10/2025
28 Cluden Street Brighton East VIC 3187	\$2,155,000	02/06/2025
19 Avelin Street Hampton VIC 3188	\$2,195,000	26/10/2025

This Statement of Information was prepared on:

30/10/2025