

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$1,698,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,252,500

Property type

Unit

Suburb

Brighton East

Period-from

01 Nov 2024

to

31 Oct 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

11A LOCKWOOD STREET BENTLEIGH VIC 3204	\$1,710,000	18-Oct-25
1/23 WICKHAM ROAD HAMPTON EAST VIC 3188	\$1,710,000	27-Sep-25
33B LUCKINS ROAD BENTLEIGH VIC 3204	\$1,710,000	21-Jun-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: 09 November 2025

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**11A LOCKWOOD STREET  
BENTLEIGH VIC 3204**

 4  3  1

Sold Price <sup>RS</sup> **\$1,710,000** <sup>UN</sup> Sold Date **18-Oct-25**

Distance **0.73km**



**1/23 WICKHAM ROAD HAMPTON  
EAST VIC 3188**

 4  3  2

Sold Price

Sold Date **27-Sep-25**

Distance **1.55km**



**33B LUCKINS ROAD BENTLEIGH  
VIC 3204**

 4  3  2

Sold Price **\$1,710,000** Sold Date **21-Jun-25**

Distance **1.55km**

RS = Recent sale

UN = Undisclosed Sale

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