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	8a Lucas Street, Brighton East Vic 3187

Indicative selling price

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

Range between $2,100,000 & $2,300,000

Median sale price

Median price $2,058,000 Property Type House Suburb Brighton East

Period - From 01/04/2025 to 30/06/2025 Source REIV

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 agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	5 Gordon St HAMPTON 3188	$2,250,000	25/07/2025
2	5a Kingston St HAMPTON 3188	$2,250,000	05/05/2025
3	23 Mills St HAMPTON 3188	$2,300,000	26/03/2025

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 six months.~~

This Statement of Information was prepared on: 25/08/2025 11:24

8a Lucas Street, Brighton East Vic 3187

JellisCraig

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4 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$2,100,000 - $2,300,000
Median House Price
June quarter 2025: $2,058,000

Comparable Properties



5 Gordon St HAMPTON 3188 (REI)

3 2 1

Price: $2,250,000
Method: Private Sale
Date: 25/07/2025
Property Type: House

Agent Comments



5a Kingston St HAMPTON 3188 (REI/VG)

4 3 2

Price: $2,250,000
Method: Private Sale
Date: 05/05/2025
Property Type: House
Land Size: 319 sqm approx

Agent Comments



23 Mills St HAMPTON 3188 (REI/VG)

3 2 3

Price: $2,300,000
Method: Private Sale
Date: 26/03/2025
Property Type: House
Land Size: 354 sqm approx

Agent Comments

REIV THE DIFFERENCE

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