Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	7a Alford Street Brighton East, 3187

Indicative selling price

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

Range between	$1,000,000 & $1,100,000

Median sale price

Median price	$1,350,000	Property Type	UNIT	Suburb	BRIGHTON EAST
Period - From	01-Sep-2024	to	31-Aug-2025	Source	Cotality

Comparable property sales

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	2/21 Violet Crescent, Brighton East	$981,000	28-Jun-2025
2	2/6 Cluden Street, Brighton East	$970,000	13-Mar-2025
3	8/87 Thomas Street, Brighton East	$920,000	02-Jul-2025

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