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	1 Lucas Street, Brighton East VIC 3187

Indicative selling price

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

Single price	$1,950,000

Median sale price

Median price	$2,235,000	Property Type	House	Suburb	Brighton East
Period - From	01/10/2025	to	30/03/2026	Source	pdol

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
7 Lilac Cr, Brighton East Vic	$1,850,000	08/11/2025
32 Lawrence St, Brighton Vic	$2,071,000	21/02/2026
179 Dendy St, Brighton East Vic	$2,175,000	10/12/2025

This Statement of Information was prepared on: 31/03/2026