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	2/377 South Road, Brighton East VIC 3187

Indicative selling price

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

Single price	$895,000

Median sale price

Median price	$2,200,000	Property Type	Other	Suburb	Brighton East
Period - From	01/03/2026	to	28/08/2026	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
3/9 Kelly Avenue Hampton East VIC 3188	$975,000	14/03/2026
1/121 Thomas Street Hampton VIC 3188	$940,000	02/03/2026
2/1 Peterson Street Highett VIC 3190	$900,000	09/05/2026

This Statement of Information was prepared on: 29/08/2026