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	2/10 CENTRE ROAD BRIGHTON EAST VIC 3187

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,100,000	&	$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,312,000	Property type	Unit	Suburb	Brighton East
Period-from	01 Jun 2024	to	31 May 2025	Source	Corelogic

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
1/2A STONE STREET BRIGHTON EAST VIC 3187	$1,250,000	21-May-25
1/7 BROWN STREET BRIGHTON EAST VIC 3187	$1,190,000	25-Feb-25
1/101 CENTRE ROAD BRIGHTON EAST VIC 3187	$1,120,000	15-Jan-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: 10 June 2025

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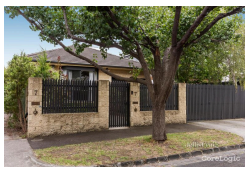
1/2A STONE STREET BRIGHTON EAST VIC 3187

3 2 4

Sold Price RS **$1,250,000** UN

Sold Date **21-May-25**

Distance **1.34km**



1/7 BROWN STREET BRIGHTON EAST VIC 3187

3 2 1

Sold Price **$1,190,000**

Sold Date **25-Feb-25**

Distance **1.57km**



1/101 CENTRE ROAD BRIGHTON EAST VIC 3187

3 2 1

Sold Price **$1,120,000**

Sold Date **15-Jan-25**

Distance **0.96km**

RS = Recent sale **UN** = Undisclosed Sale

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