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	2/42 Union Street, Brighton East VIC 3187

Indicative selling price

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

Range between $830,000 & $880,000

Median sale price

Median price $1,350,000 Property Type Unit Suburb Brighton East

Period - From 11/02/2025 to 10/08/2025 Source core_logic

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
4/900 Hampton Street Brighton VIC 3186	$835,000	22/05/2025
9/745 Hawthorn Road Brighton East VIC 3187	$825,000	10/05/2025
12/110 Martin Street Brighton VIC 3186	$885,000	17/05/2025

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