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	17 Florence Street, Brighton East VIC 3187

Indicative selling price

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

Single price	$2,750,000

Median sale price

Median price	$2,250,000	Property Type	House	Suburb	Brighton East
Period - From	28/02/2025	to	27/08/2025	Source	Cotality™

Comparable property sales (*Delete A or B below as applicable)

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 six months.

Address of comparable property	Price	Date of sale
7 Tuxen Court Brighton East VIC 3187	$2,738,000	29/03/2025
17 Margaret Street Brighton East VIC 3187	$2,700,000	07/03/2025

This Statement of Information was prepared on: 28/08/2025