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 Primrose Crescent, Brighton East VIC 3187

Indicative selling price

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

Range between $1,550,000 & $1,650,000

Median sale price

Median price $2,212,500 Property Type House Suburb Brighton East

Period - From 02/04/2025 to 01/10/2025 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
12 Locke Street, Brighton East	$1,530,000	09/08/2025
10 Locke Street Brighton East	$1,541,000	15/08/2025
16 St Finbars Crescent Brighton East	$1,545,000	27/05/2025

This Statement of Information was prepared on: 02/10/2025