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	2/185 South Road, Brighton East VIC 3187

Indicative selling price

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

Single price	$1,100,000

Median sale price

Median price	$1,251,250	Property Type	Unit	Suburb	Brighton East
Period - From	20/04/2025	to	19/10/2025	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
7A Alford Street Brighton East VIC 3187	$1,150,000	13/09/2025
1/223 Thomas Street Hampton VIC 3188	$1,071,000	23/08/2025
2/10 Brown Street Brighton East VIC 3187	$1,040,000	14/05/2025

This Statement of Information was prepared on: 20/10/2025