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	24a Regent Street, Brighton East VIC 3187

Indicative selling price

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

Range between $2,400,000 & $2,450,000

Median sale price

Median price $2,250,000 Property Type House Suburb Brighton East

Period - From 21/06/2025 to 20/12/2025 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
8A Lucas Street Brighton East VIC 3187	$2,522,000	13/09/2025
89A Were Street Brighton VIC 3186	$2,480,000	23/08/2025
31 Sussex Street Brighton VIC 3186	$2,475,000	14/07/2025

This Statement of Information was prepared on: 22/12/2025