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	591 Nepean Highway, Brighton East VIC 3187

Indicative selling price

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

Range between $1,300,000 & $1,350,000

Median sale price

Median price $2,200,000 Property Type House Suburb Brighton East

Period - From 11/05/2025 to 10/11/2025 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
595 Nepean Highway Brighton East VIC 3187	$1,450,000	28/05/2025
48 Cummins Road Brighton East VIC 3187	$1,400,000	27/06/2025
36 Lees Street McKinnon VIC 3204	$1,300,000	19/07/2025

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