

# 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

2/363 South Road, Brighton East Vic 3187

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$800,000

&

\$850,000

### Median sale price

Median price

\$915,000

Property Type

Unit

Suburb

Brighton East

Period - From

22/04/2024

to

21/04/2025

Source

Property Data

### 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 agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	4/111 Spring Rd HAMPTON EAST 3188	\$861,000	14/03/2025
2	3/373 South Rd BRIGHTON EAST 3187	\$890,000	01/03/2025
3	10/27 Patterson Rd BENTLEIGH 3204	\$830,000	27/02/2025

**OR**

- ~~**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.~~

This Statement of Information was prepared on:

22/04/2025 11:47

2/363 South Road, Brighton East Vic 3187

**Jellis  
Craig**

Sarah Gursansky

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**Indicative Selling Price**

\$800,000 - \$850,000

**Median Unit Price**

22/04/2024 - 21/04/2025: \$915,000



2 1 1

**Property Type:** Unit

## Comparable Properties



**4/111 Spring Rd HAMPTON EAST 3188 (REI)**

Agent Comments

2 1 1

**Price:** \$861,000

**Method:** Sold Before Auction

**Date:** 14/03/2025

**Property Type:** Unit

**Land Size:** 204 sqm approx



**3/373 South Rd BRIGHTON EAST 3187 (REI)**

Agent Comments

2 1 1

**Price:** \$890,000

**Method:** Auction Sale

**Date:** 01/03/2025

**Property Type:** Unit



**10/27 Patterson Rd BENTLEIGH 3204 (REI)**

Agent Comments

2 2 2

**Price:** \$830,000

**Method:** Private Sale

**Date:** 27/02/2025

**Property Type:** Villa

**Account - Jellis Craig** | P: 03 9593 4500 | F: 03 9557 7604



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