

# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the Estate Agents Act 1980**

## Property offered for sale

Address  
Including suburb and  
postcode 12 Lubrano St, Brighton East

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price  or range between \$3,250,000 & \$3,500,000

## Median sale price

Median price \$2,300,000 Property type House Suburb Brighton East  
Period - From 01/10/2023 to 31/12/2023 Source REIV

## Comparable property sales (\*Delete A or B below as applicable)

Address of comparable property	Price	Date of sale
28 O'Loughlan St ORMOND Vic 3204	21/02/2024	\$3,420,000
10 Anne Cr BRIGHTON Vic 3186	15/11/2023	\$3,300,000
41 Hoddle St ELSTERNWICK Vic 3185	06/11/2023	\$3,310,000

**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: 19/03/224