

# 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 1/349 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)

Single Price \$1,200,000

### Median sale price

Median price \$1,200,000 Property Type Unit Suburb Brighton East (3187)

Period - From 01/07/2024 to 30/06/2025 Source pricefinder

### Comparable property sales

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 |
|-------------------------------------------|-------------|--------------|
| 1/14 TALBOT AVENUE, BENTLEIGH VIC 3204    | \$1,115,000 | 21/02/2025   |
| 1/34 NEPEAN AVENUE, HAMPTON EAST VIC 3188 | \$1,078,000 | 08/05/2025   |
| 10/1 BARR STREET, BRIGHTON EAST VIC 3187  | \$1,065,000 | 11/06/2025   |

This Statement of Information was prepared on: 22/07/2025