

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

10b Lucas Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$5,400,000

&

\$5,800,000

Median sale price

Median price \$1,620,000

Property Type Townhouse

Suburb Brighton East

Period - From 14/11/2024

to

13/11/2025

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	10a Lucas St BRIGHTON EAST 3187	\$5,700,000	27/10/2025
2			
3			

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:

14/11/2025 11:06

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5 4 5

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$5,400,000 - \$5,800,000
Median Townhouse Price
14/11/2024 - 13/11/2025: \$1,620,000

Comparable Properties



10a Lucas St BRIGHTON EAST 3187 (REI)

Agent Comments

5 4 5

Price: \$5,700,000
Method: Private Sale
Date: 27/10/2025
Property Type: Townhouse (Single)
Land Size: 461 sqm approx

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.