Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	10b Lucas Street, Brighton East Vic 3187
Including suburb and	

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Including suburb and	
postcode	

Indicative selling price

Property offered for sale

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

Range between \$5,400,000	&	\$5,800,000
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Median sale price

Median price	\$1,620,000	Pro	perty Type To	wnhouse		Suburb	Brighton East
Period - From	14/11/2024	to	13/11/2025	So	urce	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 sixmonths 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

В* 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



JellisCraig

Nick Renna 9194 1200 0411 551 190 nickrenna@jelliscraig.com.au

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





Property Type: Tov Agent Comments

Comparable Properties



10a Lucas St BRIGHTON EAST 3187 (REI)

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a ,

Price: \$5,700,000 Method: Private Sale Date: 27/10/2025

Property Type: Townhouse (Single) **Land Size:** 461 sqm approx

Agent Comments

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.

Account - Jellis Craig | P: 03 9194 1200



