

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

2/10 CENTRE ROAD BRIGHTON EAST VIC 3187

Indicative selling price

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

Single Price

or range
between

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,312,000

Property type

Unit

Suburb

Brighton East

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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 6 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

1/2A STONE STREET BRIGHTON EAST VIC 3187	\$1,250,000	21-May-25
1/7 BROWN STREET BRIGHTON EAST VIC 3187	\$1,190,000	25-Feb-25
1/101 CENTRE ROAD BRIGHTON EAST VIC 3187	\$1,120,000	15-Jan-25

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 6 months.

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**1/2A STONE STREET BRIGHTON
EAST VIC 3187**

3 2 4

Sold Price ^{RS} **\$1,250,000** ^{UN} Sold Date **21-May-25**

Distance **1.34km**



**1/7 BROWN STREET BRIGHTON
EAST VIC 3187**

3 2 1

Sold Price **\$1,190,000** Sold Date **25-Feb-25**

Distance **1.57km**



**1/101 CENTRE ROAD BRIGHTON
EAST VIC 3187**

3 2 1

Sold Price **\$1,120,000** Sold Date **15-Jan-25**

Distance **0.96km**

RS = Recent sale UN = Undisclosed Sale

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