

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

2a Locke Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,550,000 & \$1,650,000

Median sale price

Median price	\$1,610,000	Property Type	Townhouse	Suburb	Brighton East
Period - From	24/11/2024	to	23/11/2025	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	180 Centre Rd BENTLEIGH 3204	\$1,635,000	14/10/2025
2	1/10 Alford St BRIGHTON EAST 3187	\$1,630,000	30/08/2025
3	16 Alexander St BRIGHTON EAST 3187	\$1,555,000	23/08/2025

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:

24/11/2025 10:53