Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

| 36 Lubrano Street, Brighton East Vic 3187 |
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Indicative selling price

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

| Range between | \$2,600,000 | & | \$2,800,000 |
|---------------|-------------|---|-------------|
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Median sale price

| Median price | \$2,598,500 | Pro | perty Type | House | | Suburb | Brighton East |
|---------------|-------------|-----|------------|-------|--------|--------|---------------|
| Period - From | 01/07/2025 | to | 30/09/2025 | | Source | REIV | |

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

| Add | dress of comparable property | Price | Date of sale |
|-----|------------------------------|-------------|--------------|
| 1 | 16 Capitol Av MCKINNON 3204 | \$2,725,000 | 18/09/2025 |
| 2 | 16 Blair St BENTLEIGH 3204 | \$2,600,000 | 31/08/2025 |
| 3 | 29 Eddys Gr BENTLEIGH 3204 | \$2,700,000 | 15/07/2025 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 07/10/2025 14:18 |
|--|------------------|



JellisCraig

Simone Howell 91941200 0419 542 978 simonehowell@jelliscraig.com.au

Indicative Selling Price \$2,600,000 - \$2,800,000 **Median House Price** September quarter 2025: \$2,598,500





Comparable Properties



16 Capitol Av MCKINNON 3204 (REI)

Agent Comments

Price: \$2,725,000 Method: Auction Sale Date: 18/09/2025

Property Type: House (Res) Land Size: 650 sqm approx



16 Blair St BENTLEIGH 3204 (REI)

Price: \$2,600,000 Method: Private Sale Date: 31/08/2025 Property Type: House Land Size: 677 sqm approx Agent Comments



29 Eddys Gr BENTLEIGH 3204 (REI)

Price: \$2,700,000 Method: Private Sale Date: 15/07/2025 Property Type: House Land Size: 681 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9194 1200





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