

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

36 Lubrano Street, Brighton East Vic 3187

Indicative selling price

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

Range between

\$2,600,000

&

\$2,800,000

Median sale price

Median price

\$2,598,500

Property 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	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 comparable properties 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

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Indicative Selling Price

\$2,600,000 - \$2,800,000

Median House Price

September quarter 2025: \$2,598,500



4 3 2

Property Type: House

Comparable Properties



16 Capitol Av MCKINNON 3204 (REI)

Agent Comments

4 2 2

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)

Agent Comments

4 3 3

Price: \$2,600,000

Method: Private Sale

Date: 31/08/2025

Property Type: House

Land Size: 677 sqm approx



29 Eddys Gr BENTLEIGH 3204 (REI)

Agent Comments

5 2 2

Price: \$2,700,000

Method: Private Sale

Date: 15/07/2025

Property Type: House

Land Size: 681 sqm approx

Account - Jellis Craig | P: 03 9194 1200