

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

8 ALEXANDER STREET 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

\$1,700,000

&

\$1,850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,176,500

Property type

House

Suburb

Brighton East

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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

27 CHARLES STREET BRIGHTON EAST VIC 3187

\$1,727,000

11-Sep-25

662 HAWTHORN ROAD BRIGHTON EAST VIC 3187

\$1,805,000

17-May-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.

This Statement of Information was prepared on: 21 October 2025



**27 CHARLES STREET BRIGHTON
EAST VIC 3187**

Sold Price

^{RS}

\$1,727,000

Sold Date

11-Sep-25

3

2

2

Distance

0.3km



**662 HAWTHORN ROAD BRIGHTON
EAST VIC 3187**

Sold Price

\$1,805,000

Sold Date

17-May-25

3

-

-

Distance

0.18km

RS = Recent sale

UN = Undisclosed Sale

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