

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

1/2 Robinson Street, Brighton East Vic 3187

Indicative selling price

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

Range between

\$1,600,000

&

\$1,700,000

Median sale price

Median price

\$1,591,500

Property Type

Townhouse

Suburb

Brighton East

Period - From

05/08/2024

to

04/08/2025

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 | 1/18 Wrixon Av BRIGHTON EAST 3187 | \$1,700,000 | 22/05/2025 |
| 2 | 24B Tatong Rd BRIGHTON EAST 3187 | \$1,705,000 | 03/04/2025 |
| 3 | 80 Marriage Rd BRIGHTON EAST 3187 | \$1,750,000 | 20/03/2025 |

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:

05/08/2025 14:02



 3  2  2

Property Type: Townhouse

Land Size: 325 sqm approx

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,700,000

Median Townhouse Price

05/08/2024 - 04/08/2025: \$1,591,500

Comparable Properties



1/18 Wrixon Av BRIGHTON EAST 3187 (REI)

Agent Comments

 4  2  1

Price: \$1,700,000

Method: Sold Before Auction

Date: 22/05/2025

Property Type: Townhouse (Res)



24B Tatong Rd BRIGHTON EAST 3187 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,705,000

Method: Private Sale

Date: 03/04/2025

Property Type: Townhouse (Single)

Land Size: 318 sqm approx



80 Marriage Rd BRIGHTON EAST 3187 (REI/VG)

Agent Comments

 3  2  3

Price: \$1,750,000

Method: Private Sale

Date: 20/03/2025

Property Type: Townhouse (Single)

Land Size: 310 sqm approx

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