

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

1-3 Locke Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$3,375,000

&

\$3,712,500

Median sale price

Median price \$2,250,000

Property Type House

Suburb Brighton East

Period - From 01/10/2024

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	1 Duncombe Av BRIGHTON 3186	\$3,500,000	05/11/2025
2	214 Were St BRIGHTON EAST 3187	\$3,650,000	16/09/2025
3	7 Exon St BRIGHTON 3186	\$3,580,000	05/09/2025

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:

12/11/2025 15:53



 4  2 

Rooms: 8
Property Type: Townhouse (Res)
Land Size: 468.191 sqm approx
Agent Comments

Indicative Selling Price
\$3,375,000 - \$3,712,500
Median House Price
Year ending September 2025: \$2,250,000

Comparable Properties



1 Duncombe Av BRIGHTON 3186 (REI)

Agent Comments

 5  3  4

Price: \$3,500,000
Method: Private Sale
Date: 05/11/2025
Property Type: House
Land Size: 724 sqm approx



214 Were St BRIGHTON EAST 3187 (REI)

Agent Comments

 4  2  3

Price: \$3,650,000
Method: Private Sale
Date: 16/09/2025
Property Type: House
Land Size: 756 sqm approx



7 Exon St BRIGHTON 3186 (REI)

Agent Comments

 4  2  2

Price: \$3,580,000
Method: Sold Before Auction
Date: 05/09/2025
Property Type: House (Res)
Land Size: 702 sqm approx

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400