

# 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

2a Tatong Road, Brighton East VIC 3187

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,400,000

&

\$1,500,000

### Median sale price

Median price

\$1,312,000

Property Type

Unit

Suburb

Brighton East

Period - From

28/01/2025

to

28/07/2025

Source

core\_logic

### Comparable property sales (\*Delete A or B below as applicable)

**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.

| Address of comparable property                | Price       | Date of sale |
|-----------------------------------------------|-------------|--------------|
| 2/14A Gleniffer Avenue Brighton East VIC 3187 | \$1,600,000 | 12/04/2025   |
| 3/5A Valdemar Court Brighton East VIC 3187    | \$1,550,000 | 21/03/2025   |
|                                               |             |              |

This Statement of Information was prepared on:

29/07/2025

### Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.