

# 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

12 Locke Street, 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 \$1,200,000

&

\$1,320,000

### Median sale price

Median price \$2,058,000

Property Type House

Suburb Brighton East

Period - From 01/04/2025

to

30/06/2025

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	7/36 Union St BRIGHTON EAST 3187	\$1,255,000	31/05/2025
2	23a Northern Av BRIGHTON EAST 3187	\$1,300,000	27/05/2025
3	100 Thomas St BRIGHTON EAST 3187	\$1,241,000	29/04/2025

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:

08/07/2025 13:51



3 2 3

**Rooms:** 4

**Property Type:** Semi-Detached House

**Land Size:** 434 sqm approx sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,200,000 - \$1,320,000

**Median House Price**

June quarter 2025: \$2,058,000

## Comparable Properties



**7/36 Union St BRIGHTON EAST 3187 (REI)**

**Agent Comments**

3 2 1

**Price:** \$1,255,000

**Method:** Auction Sale

**Date:** 31/05/2025

**Property Type:** Townhouse (Res)



**23a Northern Av BRIGHTON EAST 3187 (REI)**

**Agent Comments**

3 2 1

**Price:** \$1,300,000

**Method:** Private Sale

**Date:** 27/05/2025

**Property Type:** Townhouse (Single)

**Land Size:** 318 sqm approx



**100 Thomas St BRIGHTON EAST 3187 (REI)**

**Agent Comments**

3 1 2

**Price:** \$1,241,000

**Method:** Sold Before Auction

**Date:** 29/04/2025

**Property Type:** House (Res)

**Account - Beck & Small Property Pty Ltd | P: 9592 4300**