

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 1/349 South Road, Brighton East, VIC 3187

Indicative selling price

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

Price Range \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,245,000 Property Type Unit Suburb Brighton East (3187)

Period - From 01/04/2024 to 31/03/2025 Source pricefinder

Comparable property sales

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
1/14 TALBOT AVENUE, BENTLEIGH VIC 3204	\$1,115,000	21/02/2025
3/45 NORTH AVENUE, BENTLEIGH VIC 3204	\$1,150,000	31/05/2025
112A HIGHETT ROAD, HIGHETT VIC 3190	\$1,190,000	23/04/2025

This Statement of Information was prepared on: 30/06/2025