

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 Talofa Avenue, Brighton East Vic 3187

Indicative selling price

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

Range between \$2,400,000

&

\$2,600,000

Median sale price

Median price \$2,235,000

Property Type House

Suburb Brighton East

Period - From 01/01/2025

to 31/12/2025

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	34 Gillard St BRIGHTON EAST 3187	\$2,400,000	16/12/2025
2	156 Dendy St BRIGHTON EAST 3187	\$2,550,000	29/11/2025
3	58 Black St BRIGHTON 3186	\$2,600,000	16/11/2025

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:

13/03/2026 10:56



 4  2  2

Property Type: House (Res)

Land Size: 674 sqm approx

Agent Comments

Indicative Selling Price

\$2,400,000 - \$2,600,000

Median House Price

Year ending December 2025: \$2,235,000

Comparable Properties



34 Gillard St BRIGHTON EAST 3187 (REI)

Agent Comments

 4  2  2

Price: \$2,400,000

Method: Private Sale

Date: 16/12/2025

Property Type: House



156 Dendy St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

 4  2  5

Price: \$2,550,000

Method: Auction Sale

Date: 29/11/2025

Property Type: House (Res)

Land Size: 627 sqm approx



58 Black St BRIGHTON 3186 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,600,000

Method: Private Sale

Date: 16/11/2025

Property Type: House

Account - Buxton | P: 03 9563 9933