

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	2/319 Nepean Highway, Brighton East Vic 3187
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Indicative selling price

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

Range between \$725,000 & \$795,000

Median sale price

Median price	\$935,000	Property Type	Unit	Suburb	Brighton East
Period - From	21/08/2025	to	20/08/2026	Source	Property Data

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	3/7 Hornby St BRIGHTON EAST 3187	\$825,000	08/07/2026
2	7/36 Parnell St ELSTERNWICK 3185	\$830,000	30/05/2026
3	2/15 Gillard St BRIGHTON EAST 3187	\$802,000	23/05/2026

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: 21/08/2026 14:11