

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

3a Lubrano Street, Brighton East Vic 3187

Indicative selling price

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

Single price \$1,829,500

Median sale price

Median price \$1,600,000

Property Type Townhouse

Suburb Brighton East

Period - From 27/02/2025

to 26/02/2026

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	79b Thomas St BRIGHTON EAST 3187	\$1,760,000	28/12/2025
2	81 Thomas St BRIGHTON EAST 3187	\$1,816,000	12/11/2025
3	1b Cambridge St BRIGHTON EAST 3187	\$1,730,000	03/10/2025

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:

27/02/2026 12:08