

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

10 VAUCLUSE STREET, BRIGHTON, VIC 3186

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$2,900,000 to \$3,100,000

### Median sale price

Median price \$3,300,000

Property type

House

Suburb

BRIGHTON

Period 01 July 2025 to 31 December 2025

Source

 pricefinder

### Comparable property sales

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

2 VAUCLUSE ST, BRIGHTON, VIC 3186	\$3,448,888	31/10/2025
15 MCCALLUM ST, BRIGHTON, VIC 3186	\$3,270,000	20/09/2025
43 ASLING ST, BRIGHTON, VIC 3186	\$3,100,000	11/10/2025

This Statement of Information was prepared on: 05/03/2026