

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 Lucas Street, Brighton East VIC 3187

Indicative selling price

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

Single price

\$2,250,000

Median sale price

Median price

\$2,235,000

Property Type

House

Suburb

Brighton East

Period - From

12/09/2025

to

11/03/2026

Source

pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
179 Dendy St, Brighton East Vic	\$2,175,000	10/12/2025
28 South Rd, Brighton Vic	\$2,390,000	03/12/2025
34 Gillard St, Brighton East Vic	\$2,400,000	16/12/2025

This Statement of Information was prepared on:

12/03/2026