

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

7B ROBERTS COURT BRIGHTON EAST VIC 3187

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,633,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,240,000

Property type

Unit

Suburb

Brighton East

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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 6 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

11A LOCKWOOD STREET BENTLEIGH VIC 3204	\$1,710,000	18-Oct-25
74A TEDDINGTON ROAD HAMPTON VIC 3188	\$1,725,000	10-Mar-26
1/23 WICKHAM ROAD HAMPTON EAST VIC 3188	\$1,710,000	27-Sep-25

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 6 months.~~

This Statement of Information was prepared on: 13 March 2026

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**11A LOCKWOOD STREET
BENTLEIGH VIC 3204**

 4  3  1

Sold Price **\$1,710,000** Sold Date **18-Oct-25**

Distance **0.73km**



**74A TEDDINGTON ROAD
HAMPTON VIC 3188**

 4  3  2

Sold Price ^{RS} **\$1,725,000** Sold Date **10-Mar-26**

Distance **1.05km**



**1/23 WICKHAM ROAD HAMPTON
EAST VIC 3188**

 4  3  2

Sold Price **\$1,710,000** Sold Date **27-Sep-25**

Distance **1.55km**

RS = Recent sale

UN = Undisclosed Sale

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