

# 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 Lysander Street, Brighton East Vic 3187

### Indicative selling price

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

Range between \$1,950,000 & \$2,145,000

### Median sale price

Median price \$2,200,000 Property Type House Suburb Brighton East

Period - From 03/02/2025 to 02/02/2026 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	179 Dendy St BRIGHTON EAST 3187	\$2,175,000	10/12/2025
2	18C Hornby St BRIGHTON EAST 3187	\$2,271,000	22/11/2025
3	37b Canberra Gr BRIGHTON EAST 3187	\$1,910,000	08/11/2025

**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: 03/02/2026 14:34



4   
 3   
 2

**Rooms:** 8  
**Property Type:** Townhouse  
**Land Size:** 368 Approx sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,950,000 - \$2,145,000  
**Median House Price**  
 03/02/2025 - 02/02/2026: \$2,200,000

## Comparable Properties



**179 Dendy St BRIGHTON EAST 3187 (REI)**

4   
 2   
 3

**Price:** \$2,175,000  
**Method:** Private Sale  
**Date:** 10/12/2025  
**Property Type:** House (Res)

Agent Comments  
 Land 409 Sq M Approx



**18C Hornby St BRIGHTON EAST 3187 (REI/VG)**

3   
 3   
 2

**Price:** \$2,271,000  
**Method:** Auction Sale  
**Date:** 22/11/2025  
**Property Type:** Townhouse (Res)  
**Land Size:** 320 sqm approx

Agent Comments



**37b Canberra Gr BRIGHTON EAST 3187 (REI/VG)**

4   
 2   
 3

**Price:** \$1,910,000  
**Method:** Auction Sale  
**Date:** 08/11/2025  
**Property Type:** Townhouse (Res)  
**Land Size:** 293 sqm approx

Agent Comments

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