

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

2 Ballara Court, Brighton VIC 3186

Indicative selling price

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

Range between

\$4,300,000

&

\$4,700,000

Median sale price

Median price

\$3,300,000

Property Type

House

Suburb

Brighton

Period - From

15/10/2025

to

14/04/2026

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
21 Chatsworth Av, Brighton Vic	\$5,000,000	24/11/2025
41 Murphy St, Brighton Vic	\$4,370,000	28/02/2026
11 Hillcrest Av, Brighton Vic	\$4,010,000	22/11/2025

This Statement of Information was prepared on:

15/04/2026