

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

105/186 BAY STREET BRIGHTON VIC 3186

Indicative selling price

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

Single Price

\$499,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,215,000

Property type

Unit

Suburb

Brighton

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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

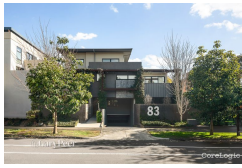
12/83 ASLING STREET BRIGHTON VIC 3186	\$550,000	23-Sep-24
404/483 GLEN HUNTLY ROAD ELSTERNWICK VIC 3185	\$541,000	07-Nov-24
9/18 COCHRANE STREET BRIGHTON VIC 3186	\$480,000	29-Oct-24

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: 12 March 2025

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**12/83 ASLING STREET BRIGHTON
VIC 3186**

 2  1  1

Sold Price

\$550,000

Sold Date **23-Sep-24**

Distance **1.02km**



**404/483 GLEN HUNTLY ROAD
ELSTERNWICK VIC 3185**

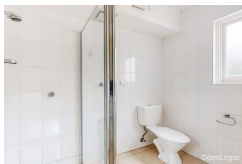
 2  1  1

Sold Price

\$541,000

Sold Date **07-Nov-24**

Distance **2.41km**



**9/18 COCHRANE STREET
BRIGHTON VIC 3186**

 2  1  1

Sold Price

\$480,000

Sold Date **29-Oct-24**

Distance **0.15km**

RS = Recent sale

UN = Undisclosed Sale

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