

# 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

221/380 Bay Street, Brighton Vic 3186

### Indicative selling price

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

Range between \$850,000 & \$900,000

### Median sale price

Median price \$1,154,000

Property Type Unit

Suburb Brighton

Period - From 17/03/2024

to 16/03/2025

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	310/380 Bay St BRIGHTON 3186	\$980,000	17/12/2024
2			
3			

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:

17/03/2025 09:33



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Property Type: Apartment  
Agent Comments

Indicative Selling Price  
\$850,000 - \$900,000  
Median Unit Price  
17/03/2024 - 16/03/2025: \$1,154,000

## Comparable Properties



310/380 Bay St BRIGHTON 3186 (REI/VG)

Agent Comments

2 2 2

Price: \$980,000  
Method: Private Sale  
Date: 17/12/2024  
Property Type: Apartment

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.

Account - Atria Real Estate



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