

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

105/133 Martin Street, Brighton Vic 3186

Indicative selling price

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

Range between \$1,800,000

&

\$1,980,000

Median sale price

Median price \$1,375,000

Property Type Unit

Suburb Brighton

Period - From 01/10/2024

to 31/12/2024

Source REIV

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	102/45 Orrong Rd ELSTERNWICK 3185	\$1,765,000	24/11/2024
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 11:50

105/133 Martin Street, Brighton Vic 3186



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Indicative Selling Price

\$1,800,000 - \$1,980,000

Median Unit Price

December quarter 2024: \$1,375,000



3 2 2

Property Type: Apartment

Comparable Properties



102/45 Orrong Rd ELSTERNWICK 3185 (REI/VG)

Agent Comments

3 2 2

Price: \$1,765,000
Method: Auction Sale
Date: 24/11/2024
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 - Jellis Craig | P: 03 9194 1200



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