

# 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

1/109 Asling 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 \$1,200,000

&

\$1,250,000

### Median sale price

Median price \$1,355,000

Property Type Unit

Suburb Brighton

Period - From 01/01/2025

to 31/03/2025

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	5/36 Union St BRIGHTON EAST 3187	\$1,293,000	19/03/2025
2	209/241 Glen Huntly Rd ELSTERNWICK 3185	\$1,199,000	21/02/2025
3	2/8 Clarkson Av BRIGHTON 3186	\$1,220,000	05/02/2025

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:

20/05/2025 09:30

1/109 Asling Street, Brighton Vic 3186

**Jellis  
Craig**

Nick Sinclair

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**Indicative Selling Price**

\$1,200,000 - \$1,250,000

**Median Unit Price**

March quarter 2025: \$1,355,000



3 2 2

**Property Type:** Townhouse  
(Single)

Agent Comments

## Comparable Properties



**5/36 Union St BRIGHTON EAST 3187 (REI)**

Agent Comments

3 2 2

**Price:** \$1,293,000

**Method:** Private Sale

**Date:** 19/03/2025

**Property Type:** Townhouse (Single)

**Land Size:** 181 sqm approx



**209/241 Glen Huntly Rd ELSTERNWICK 3185 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$1,199,000

**Method:** Private Sale

**Date:** 21/02/2025

**Property Type:** Apartment



**2/8 Clarkson Av BRIGHTON 3186 (REI/VG)**

Agent Comments

3 1 2

**Price:** \$1,220,000

**Method:** Sold Before Auction

**Date:** 05/02/2025

**Property Type:** Townhouse (Res)

**Account - Jellis Craig** | P: 03 9194 1200



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