Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	10/123 Dendy Street, Brighton Vic 3186
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,425,000	Pro	perty Type Ur	iit		Suburb	Brighton
Period - From	01/07/2025	to	30/09/2025	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	8/123 Dendy St BRIGHTON EAST 3187	\$595,000	11/10/2025
2	6/14 Enfield Rd BRIGHTON 3186	\$600,000	16/08/2025
3	3/4 Carpenter St BRIGHTON 3186	\$590,000	03/06/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	10/11/2025 16:51



JellisCraig

Nick Renna 9593 4500 0411 551 190 nickrenna@jelliscraig.com.au

Indicative Selling Price \$590,000 - \$610,000 **Median Unit Price** September quarter 2025: \$1,425,000





Agent Comments

Comparable Properties



8/123 Dendy St BRIGHTON EAST 3187 (REI)

2

Agent Comments

Price: \$595,000 Method: Private Sale Date: 11/10/2025

Property Type: Apartment



6/14 Enfield Rd BRIGHTON 3186 (REI/VG)

2

Agent Comments

Price: \$600,000 Method: Auction Sale Date: 16/08/2025 Property Type: Unit



3/4 Carpenter St BRIGHTON 3186 (REI/VG)

Price: \$590,000 Method: Private Sale Date: 03/06/2025

Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



