

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

10 York Street, Brighton Vic 3186

Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

Median sale price

Median price \$3,300,000

Property Type House

Suburb Brighton

Period - From 24/06/2025

to

23/06/2026

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	14 York St BRIGHTON 3186	\$2,000,000	01/04/2026
2	3 Barkly St BRIGHTON 3186	\$2,070,000	24/03/2026
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:

24/06/2026 17:23

10 York Street, Brighton Vic 3186

NICK JOHNSTONE
your personal agent

Nick Johnstone

03 9553 8300

0414 276 871

nick@nickjohnstone.com.au

Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

24/06/2025 - 23/06/2026: \$3,300,000



3 3 2

Property Type: House

Land Size: 264 sqm approx

Agent Comments

Comparable Properties



14 York St BRIGHTON 3186 (VG)

3 - -

Price: \$2,000,000

Method: Sale

Date: 01/04/2026

Property Type: House (Res)

Land Size: 268 sqm approx

Agent Comments



3 Barkly St BRIGHTON 3186 (REI)

3 2 4

Price: \$2,070,000

Method: Sold Before Auction

Date: 24/03/2026

Property Type: House (Res)

Agent Comments

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 - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400



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