

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

101/83 Bay Street, Brighton Vic 3186

Indicative selling price

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

Range between \$1,750,000

&

\$1,925,000

Median sale price

Median price \$1,125,000

Property Type Unit

Suburb Brighton

Period - From 06/04/2024

to 05/04/2025

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	101/39 Head St BRIGHTON 3186	\$1,920,000	20/03/2025
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:

06/04/2025 17:01



2 2 2

Property Type: Luxury Apartment

Agent Comments

Indulge in an unrivalled world of hotel style living with this lavish new 2 bedroom 2 bathroom 1st floor security apartment. In 'The International' by Carr Architecture and Interior Design, this exclusive experience spoils you with lifestyle luxuries.

Indicative Selling Price
\$1,750,000 - \$1,925,000

Median Unit Price

06/04/2024 - 05/04/2025: \$1,125,000

Comparable Properties



101/39 Head St BRIGHTON 3186 (REI)

Agent Comments

2 2 2

Price: \$1,920,000
Method: Private Sale
Date: 20/03/2025
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.