

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

102/10-12 Lindsay Street, Brighton Vic 3186

Indicative selling price

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

Range between \$2,650,000

&

\$2,915,000

Median sale price

Median price \$1,310,500

Property Type Unit

Suburb Brighton

Period - From 01/07/2024

to 30/06/2025

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	201/30 Rooding St BRIGHTON 3186	\$2,850,000	03/07/2025
2	101/16 Carpenter St BRIGHTON 3186	\$2,800,000	15/05/2025
3	2/57 Well St BRIGHTON 3186	\$3,135,000	14/05/2025

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:

01/10/2025 17:05

Sarah Korbel
0415 393 898
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3 2 2

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$2,650,000 - \$2,915,000
Median Unit Price
Year ending June 2025: \$1,310,500

Comparable Properties

201/30 Rooding St BRIGHTON 3186 (VG)

Agent Comments

3 - -

Price: \$2,850,000
Method: Sale
Date: 03/07/2025
Property Type: Flat/Unit/Apartment (Res)



101/16 Carpenter St BRIGHTON 3186 (REI)

Agent Comments

3 2 2

Price: \$2,800,000
Method: Private Sale
Date: 15/05/2025
Property Type: Apartment

2/57 Well St BRIGHTON 3186 (VG)

Agent Comments

1 - -

Price: \$3,135,000
Method: Sale
Date: 14/05/2025
Property Type: Flat/Unit/Apartment (Res)

Account - Fredman



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