

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

102/83 Bay Street, Brighton Vic 3186

Indicative selling price

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

Range between \$2,300,000

&

\$2,450,000

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	103/64 Black St BRIGHTON 3186	\$2,300,000	03/02/2025
2	104/12 Lindsay St BRIGHTON 3186	\$2,257,400	19/12/2024
3	2/18 North Rd BRIGHTON 3186	\$2,370,000	21/10/2024

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 16:53



3
 2
 2

Property Type: Luxury Apartment

Agent Comments

In Brighton's prestigious new 'The International,' this sumptuous 3 bedroom 2 bathroom 1st floor security apartment will impress you with its superb sense of proportion.

Indicative Selling Price

\$2,300,000 - \$2,450,000

Median Unit Price

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

Comparable Properties



103/64 Black St BRIGHTON 3186 (REI)

Agent Comments

3
 3
 2

Price: \$2,300,000

Method: Private Sale

Date: 03/02/2025

Property Type: Apartment



104/12 Lindsay St BRIGHTON 3186 (REI/VG)

Agent Comments

3
 2
 2

Price: \$2,257,400

Method: Private Sale

Date: 19/12/2024

Property Type: Apartment



2/18 North Rd BRIGHTON 3186 (REI/VG)

Agent Comments

3
 2
 2

Price: \$2,370,000

Method: Private Sale

Date: 21/10/2024

Property Type: Apartment

Account - VICPROP | P: 03 8888 1011