Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode

103/125 Martin Street, Brighton Vic 3186

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	ov.au	/underquot	ting		
Range betweer	\$890,000		&		\$950,000			
Median sale pi	rice							
Median price	\$1,310,500	Pro	operty Type	Unit			Suburb	Brighton
Period - From	01/07/2024	to	30/06/2025		So	urce	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	907/241 Glen Huntly Rd ELSTERNWICK 3185	\$899,000	12/06/2025
2	302/429 Bay St BRIGHTON 3186	\$1,080,000	03/05/2025
3	209/26 Warleigh Gr BRIGHTON 3186	\$816,000	03/03/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:

23/08/2025 17:31





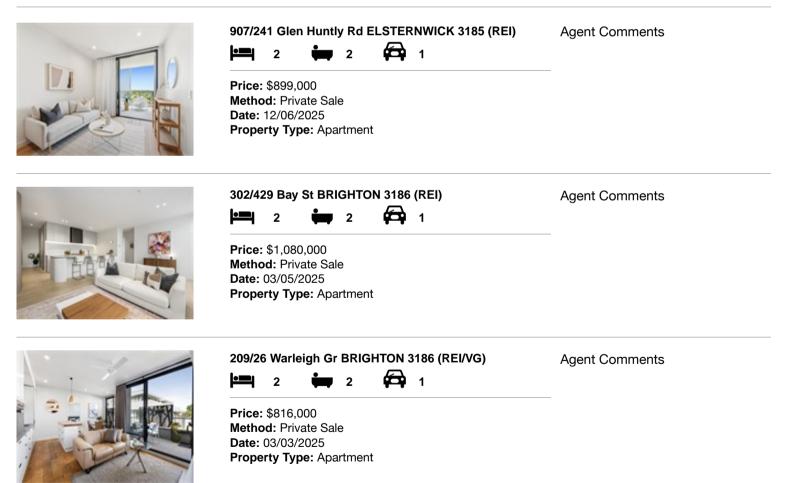


Property Type: Apartment **Land Size:** 89 sqm approx Agent Comments

03 8680 9461 0403 857 266 simone@atriarealestate.com.au

Indicative Selling Price \$890,000 - \$950,000 Median Unit Price Year ending June 2025: \$1,310,500

Comparable Properties



Account - Atria Real Estate



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