

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000 & \$1,100,000

### Median sale price

Median price \$1,355,000 Property Type Unit Suburb Brighton

Period - From 01/01/2025 to 31/03/2025 Source 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.

	Address of comparable property	Price	Date of sale
1	302/429 Bay St BRIGHTON 3186	\$1,080,000	03/05/2025
2	6/34 Warleigh Gr BRIGHTON 3186	\$1,457,000	29/03/2025
3	302/125 Martin St BRIGHTON 3186	\$1,415,000	18/02/2025

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:

15/05/2025 18:39

103/125 Martin Street, Brighton Vic 3186

**ATRIA**  
REAL ESTATE

Simone Chin

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**Indicative Selling Price**

\$1,050,000 - \$1,100,000

**Median Unit Price**

March quarter 2025: \$1,355,000



 2  2  2

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**302/429 Bay St BRIGHTON 3186 (REI)**

Agent Comments

 2  2  1

**Price:** \$1,080,000

**Method:** Private Sale

**Date:** 03/05/2025

**Property Type:** Apartment

**6/34 Warleigh Gr BRIGHTON 3186 (REI)**

Agent Comments

 2  2  2

**Price:** \$1,457,000

**Method:** Auction Sale

**Date:** 29/03/2025

**Property Type:** Apartment



**302/125 Martin St BRIGHTON 3186 (REI/VG)**

Agent Comments

 2  2  2

**Price:** \$1,415,000

**Method:** Private Sale

**Date:** 18/02/2025

**Property Type:** Apartment

**Account - Atria Real Estate**



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