

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

Range between \$890,000 & \$950,000

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 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	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

103/125 Martin Street, Brighton Vic 3186

ATRIA
REAL ESTATE

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Indicative Selling Price

\$890,000 - \$950,000

Median Unit Price

Year ending June 2025: \$1,310,500



2 2 2

Property Type: Apartment

Land Size: 89 sqm approx

Agent Comments

Comparable Properties



907/241 Glen Huntly Rd ELSTERNWICK 3185 (REI)

Agent Comments

2 2 1

Price: \$899,000

Method: Private Sale

Date: 12/06/2025

Property Type: Apartment



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



209/26 Warleigh Gr BRIGHTON 3186 (REI/VG)

Agent Comments

2 2 1

Price: \$816,000

Method: Private Sale

Date: 03/03/2025

Property Type: Apartment

Account - Atria Real Estate



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