## 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





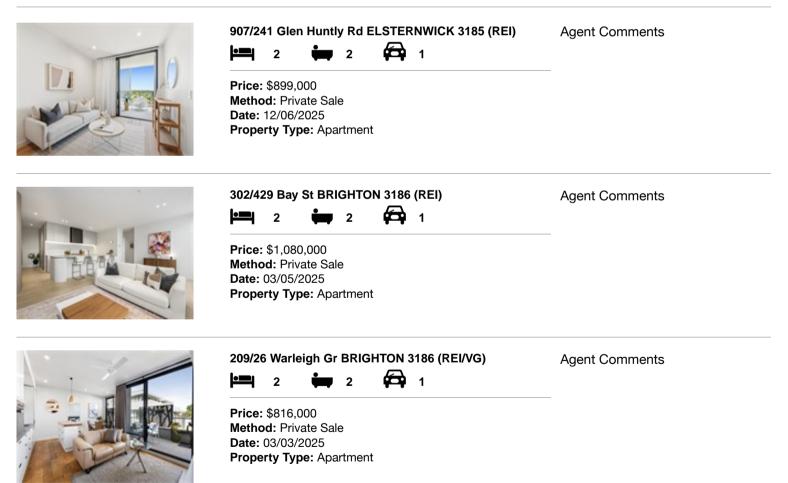


**Property Type:** Apartment **Land Size:** 89 sqm approx Agent Comments

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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