

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

103/380 Bay Street, Brighton Vic 3186

Indicative selling price

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

Range between

\$950,000

&

\$1,000,000

Median sale price

Median price

\$1,200,000

Property Type

Unit

Suburb

Brighton

Period - From

05/11/2024

to

04/11/2025

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	3/55 Carlingford St ELSTERNWICK 3185	\$962,500	19/10/2025
2	3/10 Boxshall St BRIGHTON 3186	\$1,050,000	12/09/2025
3	6/363 New St BRIGHTON 3186	\$956,000	21/06/2025

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:

05/11/2025 13:08



2 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$950,000 - \$1,000,000

Median Unit Price

05/11/2024 - 04/11/2025: \$1,200,000

Comparable Properties



3/55 Carlingford St ELSTERNWICK 3185 (REI)

Agent Comments

2 2 1

Price: \$962,500

Method: Auction Sale

Date: 19/10/2025

Property Type: Apartment



3/10 Boxshall St BRIGHTON 3186 (REI/VG)

Agent Comments

2 1 2

Price: \$1,050,000

Method: Sold Before Auction

Date: 12/09/2025

Property Type: Apartment



6/363 New St BRIGHTON 3186 (REI/VG)

Agent Comments

2 1 2

Price: \$956,000

Method: Auction Sale

Date: 21/06/2025

Property Type: Apartment

Account - Atria Real Estate