#### 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	103/380 Bay Street, Brighton Vic 3186
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$1,200,000	Pro	pperty Type Uni	t		Suburb	Brighton
Period - From	05/11/2024	to	04/11/2025	So	urce	Property	v 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

Add	dress 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 comparableproperties 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









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)

Price: \$962,500 Method: Auction Sale Date: 19/10/2025

Property Type: Apartment

**Agent Comments** 



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

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**Agent Comments** 

Price: \$1,050,000

Method: Sold Before Auction

Date: 12/09/2025

Property Type: Apartment

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

Price: \$956,000 Method: Auction Sale Date: 21/06/2025

Property Type: Apartment

**Agent Comments** 

Account - Atria Real Estate





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