

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

104/380 Bay Street, Brighton Vic 3186

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$1,375,000 Property Type Unit Suburb Brighton

Period - From 01/10/2024 to 31/12/2024 Source REIV

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	4/440 Kooyong Rd CAULFIELD SOUTH 3162	\$870,000	19/02/2025
2	310/380 Bay St BRIGHTON 3186	\$980,000	17/12/2024
3			

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:

03/04/2025 09:19



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$850,000 - \$900,000
Median Unit Price
December quarter 2024: \$1,375,000

Comparable Properties



4/440 Kooyong Rd CAULFIELD SOUTH 3162 (REI)

Agent Comments

2 2 1

Price: \$870,000
Method: Sold Before Auction
Date: 19/02/2025
Property Type: Apartment
Land Size: 803 sqm approx



310/380 Bay St BRIGHTON 3186 (REI/VG)

Agent Comments

2 2 2

Price: \$980,000
Method: Private Sale
Date: 17/12/2024
Property Type: Apartment

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.

Account - Atria Real Estate



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