

## 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 104/39 Head Street, Brighton Vic 3186  
Including suburb and postcode

#### Indicative selling price

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

Range between \$840,000 & \$895,000

#### Median sale price

Median price \$1,425,000 Property Type Unit Suburb Brighton  
Period - From 01/07/2025 to 30/09/2025 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                              | 4/390 New St BRIGHTON 3186         | \$900,000 | 15/11/2025   |
| 2                              | 3/7 Byrne Av ELWOOD 3184           | \$890,000 | 16/10/2025   |
| 3                              | 3/52-54 Orrong Rd ELSTERNWICK 3185 | \$854,000 | 30/09/2025   |

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:

07/12/2025 21:50



**Property Type:** Apartment

**Indicative Selling Price**

\$840,000 - \$895,000

**Median Unit Price**

September quarter 2025: \$1,425,000

## Comparable Properties



**4/390 New St BRIGHTON 3186 (REI)**



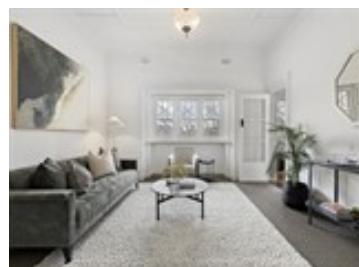
Agent Comments

**Price:** \$900,000

**Method:** Auction Sale

**Date:** 15/11/2025

**Property Type:** Apartment



**3/7 Byrne Av ELWOOD 3184 (REI)**



Agent Comments

**Price:** \$890,000

**Method:** Private Sale

**Date:** 16/10/2025

**Property Type:** Apartment



**3/52-54 Orrong Rd ELSTERNWICK 3185 (REI)**



Agent Comments

**Price:** \$854,000

**Method:** Sold Before Auction

**Date:** 30/09/2025

**Property Type:** Unit

**Account - Jellis Craig | P: 03 9194 1200**