

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

105/41A BLACK STREET, BRIGHTON, VIC 3186

Indicative selling price

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

Single price

or range between

\$3,300,000

&

\$3,500,000

Median sale price

Median price

\$1,210,000

Property Type

Unit

Suburb

BRIGHTON

Period - From

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

Comparable property sales

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
201/64 BLACK STREET BRIGHTON VIC 3186	\$3,125,000	05-May-25
2/57 WELL STREET BRIGHTON VIC 3186	\$3,135,000	14-May-25
102/9 ADAMSON STREET BRIGHTON VIC 3186	\$3,550,000	21-Feb-25

This Statement of Information was prepared on:

22/07/2025