

# 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

106/186 Bay Street, Brighton Vic 3186

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$600,000

&

\$650,000

### Median sale price

Median price \$1,160,000

Property Type Unit

Suburb Brighton

Period - From 20/06/2024

to

19/06/2025

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	102/184-186 Bay St BRIGHTON 3186	\$583,000	10/06/2025
2	108/116 Martin St BRIGHTON 3186	\$620,000	05/04/2025
3	7/21 Kingsley St ELWOOD 3184	\$620,000	05/04/2025

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:

20/06/2025 16:46



**Property Type:**  
Flat/Unit/Apartment (Res)  
Agent Comments

**Indicative Selling Price**  
\$600,000 - \$650,000  
**Median Unit Price**  
20/06/2024 - 19/06/2025: \$1,160,000

## Comparable Properties



**102/184-186 Bay St BRIGHTON 3186 (REI)** Agent Comments

2 2 1

**Price:** \$583,000  
**Method:** Private Sale  
**Date:** 10/06/2025  
**Property Type:** Apartment



**108/116 Martin St BRIGHTON 3186 (REI/VG)** Agent Comments

2 1 1

**Price:** \$620,000  
**Method:** Private Sale  
**Date:** 05/04/2025  
**Property Type:** Apartment



**7/21 Kingsley St ELWOOD 3184 (REI)** Agent Comments

2 1 1

**Price:** \$620,000  
**Method:** Private Sale  
**Date:** 05/04/2025  
**Property Type:** Apartment

**Account - Belle Property St Kilda** | P: 03 9593 8733 | F: 03 9537 0372