Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address Including suburb and postcode	

Indicative selling price

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

Single price \$595,000

Median sale price

Median price	\$1,388,500	Pro	perty Type Uni	t		Suburb	Brighton
Period - From	12/11/2024	to	11/11/2025	Sc	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

1	8/123 Dendy St BRIGHTON EAST 3187	\$595,000	11/10/2025
2	6/14 Enfield Rd BRIGHTON 3186	\$600,000	16/08/2025
3	3/4 Carpenter St BRIGHTON 3186	\$590,000	03/06/2025

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:	12/11/2025 12:04



Date of sale







Property Type: Apartment **Agent Comments**

Indicative Selling Price \$595,000 **Median Unit Price** 12/11/2024 - 11/11/2025: \$1,388,500

Comparable Properties



8/123 Dendy St BRIGHTON EAST 3187 (REI)

2

Price: \$595,000 Method: Private Sale Date: 11/10/2025

Property Type: Apartment

Agent Comments



6/14 Enfield Rd BRIGHTON 3186 (REI/VG)

2

Price: \$600,000 Method: Auction Sale Date: 16/08/2025 Property Type: Unit





Agent Comments

3/4 Carpenter St BRIGHTON 3186 (REI/VG)









Agent Comments

Price: \$590,000 Method: Private Sale Date: 03/06/2025

Property Type: Apartment

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



