## 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										
Range betweer	\$600,000		&		\$650,000					
Median sale pr	rice									
Median price	\$1,160,000	Pro	operty Type	Unit			Suburb	Brighton		
Period - From	20/06/2024	to	19/06/2025		So	urce	Property	y 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.

Ade	dress 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



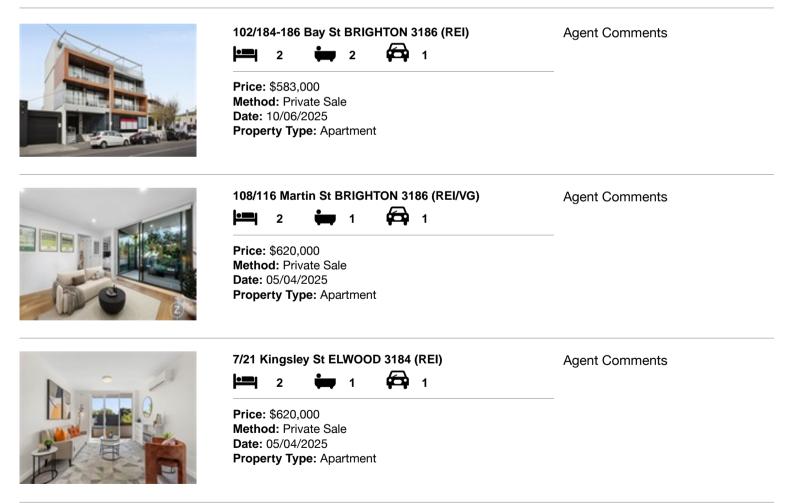






Property Type: Flat/Unit/Apartment (Res) Agent Comments Indicative Selling Price \$600,000 - \$650,000 Median Unit Price 20/06/2024 - 19/06/2025: \$1,160,000

# **Comparable Properties**



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



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