Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

110/83 Bay Street, Brighton Vic 3186

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000	Range between	\$1,450,000	&	\$1,550,000
---	---------------	-------------	---	-------------

Median sale price

Median price	\$1,387,000	Pro	perty Type Ur	iit		Suburb	Brighton
Period - From	18/11/2024	to	17/11/2025	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	109/39 Head St BRIGHTON 3186	\$1,450,000	17/09/2025
2	302/125 Martin St BRIGHTON 3186	\$1,480,000	21/08/2025
3	105/18 Willansby Av BRIGHTON 3186	\$1,560,000	12/07/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	18/11/2025 12:06









Property Type: Apartment **Agent Comments**

Indicative Selling Price \$1,450,000 - \$1,550,000 **Median Unit Price** 18/11/2024 - 17/11/2025: \$1,387,000

Comparable Properties



109/39 Head St BRIGHTON 3186 (VG)





Price: \$1,450,000 Method: Sale Date: 17/09/2025

Property Type: Subdivided Flat - Single OYO Flat

Agent Comments



302/125 Martin St BRIGHTON 3186 (REI/VG)

2

Price: \$1,480,000 Method: Private Sale Date: 21/08/2025



Property Type: Apartment





Agent Comments

105/18 Willansby Av BRIGHTON 3186 (VG)





Price: \$1,560,000 Method: Sale Date: 12/07/2025

Property Type: Strata Unit/Flat

Agent Comments

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



