

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

127/211 BAY STREET BRIGHTON VIC 3186

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,210,000

Property type

Unit

Suburb

Brighton

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

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 6 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

18/15 COCHRANE STREET BRIGHTON VIC 3186	\$600,000	25-Mar-25
5/34 BRIDGE STREET BRIGHTON VIC 3186	\$590,000	15-Mar-25

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 6 months.

This Statement of Information was prepared on: 22 July 2025


**18/15 COCHRANE STREET
BRIGHTON VIC 3186**

 2
  1
  1

Sold Price

^{RS} **\$600,000**

Sold Date

25-Mar-25

Distance

0.16km

**5/34 BRIDGE STREET BRIGHTON
VIC 3186**

 2
  1
  1

Sold Price

\$590,000

Sold Date

15-Mar-25

Distance

1.27km
RS = Recent sale

UN = Undisclosed Sale

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