

# 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 13/196-200 North Road, Brighton East, VIC 3187

### Indicative selling price

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

Price Range \$850,000 & \$925,000

### Median sale price

Median price \$1,200,000 Property Type Apartment Suburb Brighton East (3187)  
Period - From 01/07/2024 to 30/06/2025 Source pricefinder

### Comparable property sales

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
8/87 THOMAS STREET, BRIGHTON EAST VIC 3187	\$920,000	02/07/2025
1/68 THOMAS STREET, BRIGHTON EAST VIC 3187	\$910,000	13/06/2025
12/110 MARTIN STREET, BRIGHTON VIC 3186	\$885,000	17/05/2025

This Statement of Information was prepared on: 12/08/2025