Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 15/10/2026

Property offered for sale

Address
Including suburb and postcode: 17 Hanby Street, Brighton Vic 3186

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	5	3	4	332	1,293

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price | or | Range between $6,500,000 & $7,150,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price: $3,225,000 | Property type: House | Suburb: Brighton

Period: from 01/10/2025 to 30/09/2026 | Source: REIV

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	25 Marriage Rd BRIGHTON EAST 3187		
Sale price	$7,000,000	Date of sale	15/09/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	6	5	6	N/A	1,546

Comparable property 2

Address	11 Wellington St BRIGHTON 3186		
Sale price	$7,000,000	Date of sale	02/09/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	4	2	6	N/A	1,097

Comparable property 3

Address	N/A		
Sale price	N/A	Date of sale	N/A

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
N/A	N/A	N/A	N/A	N/A	N/A

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

Due to a typically lower volume of sales at higher end price points, in addition to the overall land size being over 1,000m2, and fact it offers a tennis court, pool, HCTZ-2 zoning within a non-secondary or main road makes it very unique.

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price | Unconditional sale date

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=0dd678f93d82df23aefc4908002004d7

17 Hanby Street, Brighton Vic 3186

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5 3 4

Property Type: House

Indicative Selling Price
$6,500,000 - $7,150,000
Median House Price
Year ending September 2026: $3,225,000

Comparable Properties



25 Marriage Rd BRIGHTON EAST 3187 (REI)

6 5 6

Price: $7,000,000
Method: Private Sale
Date: 15/09/2026
Property Type: House
Land Size: 1546 sqm approx

Agent Comments



11 Wellington St BRIGHTON 3186 (REI)

4 2 6

Price: $7,000,000
Method: Private Sale
Date: 02/09/2026
Property Type: House
Land Size: 1097 sqm approx

Agent Comments

Due to a typically lower volume of sales at higher end price points, in addition to the overall land size being over 1,000m2, and fact it offers a tennis court, pool, HCTZ-2 zoning within a non-secondary or main road makes it very unique.

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