

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

18/568 New Street, Brighton Vic 3186

Indicative selling price

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

Range between \$680,000 & \$740,000

Median sale price

Median price \$1,425,000 Property Type Unit Suburb Brighton

Period - From 01/07/2025 to 30/09/2025 Source REIV

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	Price	Date of sale
1	35/568 New St BRIGHTON 3186	\$810,000	21/10/2025
2	31/568 New St BRIGHTON 3186	\$622,000	11/09/2025
3	305/7 Nepean Hwy ELSTERNWICK 3185	\$715,000	05/07/2025

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:

11/11/2025 10:35

Simone Howell

91941200

0419 542 978

simonehowell@jellisrcraig.com.au

Indicative Selling Price

\$680,000 - \$740,000

Median Unit Price

September quarter 2025: \$1,425,000



 2  2  1

Property Type: Apartment

Comparable Properties



35/568 New St BRIGHTON 3186 (REI)

Agent Comments

 2  2  2

Price: \$810,000

Method: Sold Before Auction

Date: 21/10/2025

Property Type: Apartment



31/568 New St BRIGHTON 3186 (REI/VG)

Agent Comments

 2  1  2

Price: \$622,000

Method: Auction Sale

Date: 11/09/2025

Property Type: Apartment



305/7 Nepean Hwy ELSTERNWICK 3185 (REI/VG)

Agent Comments

 2  2  2

Price: \$715,000

Method: Private Sale

Date: 05/07/2025

Property Type: Apartment

Account - Jellis Craig | P: 03 9194 1200