

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

180 New Street, Brighton Vic 3186

Indicative selling price

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

Range between \$1,650,000

&

\$1,725,000

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	2 Whyte St BRIGHTON 3186	\$1,655,000	20/09/2025
2	11a Binnie St BRIGHTON EAST 3187	\$1,610,000	21/06/2025
3	23 Elm Gr BRIGHTON 3186	\$1,728,000	14/06/2025

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:

04/10/2025 16:15

180 New Street, Brighton Vic 3186

ATRIA
REAL ESTATE

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Indicative Selling Price

\$1,650,000 - \$1,725,000

Median Unit Price

September quarter 2025: \$1,425,000



2 1 1

Rooms: 4

Property Type: House (Res)

Land Size: 181.379 sqm approx

Agent Comments

Comparable Properties



2 Whyte St BRIGHTON 3186 (REI)

Agent Comments

2 1 2

Price: \$1,655,000

Method: Auction Sale

Date: 20/09/2025

Property Type: House (Res)

Land Size: 352 sqm approx



11a Binnie St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

2 1 2

Price: \$1,610,000

Method: Auction Sale

Date: 21/06/2025

Property Type: Townhouse (Res)

Land Size: 458 sqm approx



23 Elm Gr BRIGHTON 3186 (REI/VG)

Agent Comments

2 1 1

Price: \$1,728,000

Method: Auction Sale

Date: 14/06/2025

Property Type: House (Res)

Land Size: 283 sqm approx

Account - Atria Real Estate



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