

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

2/1 Berwick Street, Brighton Vic 3186

Indicative selling price

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

Range between \$680,000 & \$720,000

Median sale price

Median price \$1,200,000 Property Type Unit Suburb Brighton

Period - From 14/10/2024 to 13/10/2025 Source Property Data

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	5/445 St Kilda St ELWOOD 3184	\$857,000	19/09/2025
2	6/122 North Rd BRIGHTON 3186	\$850,000	12/09/2025
3	12/110 Martin St BRIGHTON 3186	\$885,000	17/05/2025

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:

14/10/2025 17:07

2/1 Berwick Street, Brighton Vic 3186

ATRIA
REAL ESTATE

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Indicative Selling Price

\$680,000 - \$720,000

Median Unit Price

14/10/2024 - 13/10/2025: \$1,200,000



 2  1  1

Property Type: Apartment

Agent Comments

Comparable Properties



5/445 St Kilda St ELWOOD 3184 (REI)

Agent Comments

 2  1  -

Price: \$857,000

Method: Sold Before Auction

Date: 19/09/2025

Property Type: Apartment



6/122 North Rd BRIGHTON 3186 (REI)

Agent Comments

 2  1  1

Price: \$850,000

Method: Private Sale

Date: 12/09/2025

Property Type: Unit



12/110 Martin St BRIGHTON 3186 (REI/VG)

Agent Comments

 2  1  1

Price: \$885,000

Method: Auction Sale

Date: 17/05/2025

Property Type: Apartment

Account - Atria Real Estate



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