

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 2/127 Dendy Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,275,000 & \$1,400,000

Median sale price

Median price \$1,395,000 Property Type Unit Suburb Brighton East

Period - From 24/02/2025 to 23/02/2026 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	591 Nepean Hwy BRIGHTON EAST 3187	\$1,365,000	28/11/2025
2	18/1 Landcox St BRIGHTON EAST 3187	\$1,350,000	25/11/2025
3	102/7 Cowra St BRIGHTON 3186	\$1,300,000	22/11/2025

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: 24/02/2026 17:59



3 2 1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,275,000 - \$1,400,000

Median Unit Price

24/02/2025 - 23/03/2026: \$1,395,000

Comparable Properties



591 Nepean Hwy BRIGHTON EAST 3187 (REI)

Agent Comments

3 2 1

Price: \$1,365,000

Method: Sold Before Auction

Date: 28/11/2025

Property Type: House (Res)

Land Size: 616 sqm approx



18/1 Landcox St BRIGHTON EAST 3187 (VG)

Agent Comments

3 - -

Price: \$1,350,000

Method: Sale

Date: 25/11/2025

Property Type: Flat/Unit/Apartment (Res)



102/7 Cowra St BRIGHTON 3186 (REI)

Agent Comments

3 2 2

Price: \$1,300,000

Method: Private Sale

Date: 22/11/2025

Property Type: Unit

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372