

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

2/657 Nepean Highway, Brighton East Vic 3187

Indicative selling price

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

Range between \$490,000 & \$530,000

Median sale price

Median price

\$960,000

Property Type

Unit

Suburb

Brighton East

Period - From

22/10/2024

to

21/10/2025

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	8/123 Dendy St BRIGHTON EAST 3187	\$595,000	11/10/2025
2	7/657 Nepean Hwy BRIGHTON EAST 3187	\$493,000	11/09/2025
3	2/191 McKinnon Rd MCKINNON 3204	\$527,300	18/08/2025

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:

22/10/2025 14:48



2 1 2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$490,000 - \$530,000

Median Unit Price

22/10/2024 - 21/10/2025: \$960,000

Comparable Properties



8/123 Dendy St BRIGHTON EAST 3187 (REI)

Agent Comments

2 1 1

Price: \$595,000

Method: Private Sale

Date: 11/10/2025

Property Type: Apartment



7/657 Nepean Hwy BRIGHTON EAST 3187 (REI)

Agent Comments

2 1 1

Price: \$493,000

Method: Private Sale

Date: 11/09/2025

Property Type: Apartment



2/191 McKinnon Rd MCKINNON 3204 (REI)

Agent Comments

2 1 1

Price: \$527,300

Method: Private Sale

Date: 18/08/2025

Property Type: Apartment

Account - Atria Real Estate