

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

211/211 BAY STREET BRIGHTON VIC 3186

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$380,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,310,000

Property type

Unit

Suburb

Brighton

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

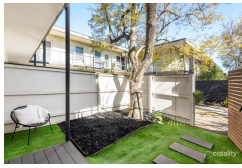
Date of sale

21/18 COCHRANE STREET BRIGHTON VIC 3186	\$445,000	10-Sep-25
202/81 ASLING STREET BRIGHTON VIC 3186	\$445,000	14-Jul-25
8/16 WARRISTON STREET BRIGHTON VIC 3186	\$410,000	11-Jul-25

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 6 months.~~

This Statement of Information was prepared on: 26 November 2025



21/18 COCHRANE STREET BRIGHTON VIC 3186

1 1 1

Sold Price **\$445,000** Sold Date **10-Sep-25**

Distance **0.06km**



202/81 ASLING STREET BRIGHTON VIC 3186

1 1 1

Sold Price Sold Date **14-Jul-25**

Distance **0.84km**



8/16 WARRISTON STREET BRIGHTON VIC 3186

1 1 1

Sold Price ^{RS} **\$410,000** ^{UN} Sold Date **11-Jul-25**

Distance **0.75km**

RS = Recent sale

UN = Undisclosed Sale

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