

# 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

216/209 Bay Street, Brighton Vic 3186

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$400,000

&

\$440,000

### Median sale price

Median price \$1,375,000

Property Type Unit

Suburb Brighton

Period - From 01/10/2024

to 31/12/2024

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	128/211 Bay St BRIGHTON 3186	\$408,000	15/12/2024
2	115/211 Bay St BRIGHTON 3186	\$360,000	14/11/2024
3			

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:

20/03/2025 09:19



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Property Type: Apartment

## Comparable Properties

128/211 Bay St BRIGHTON 3186 (VG)

Agent Comments

1 - -

Price: \$408,000  
Method: Sale  
Date: 15/12/2024  
Property Type: Flat/Unit/Apartment (Res)

115/211 Bay St BRIGHTON 3186 (VG)

Agent Comments

1 - -

Price: \$360,000  
Method: Sale  
Date: 14/11/2024  
Property Type: Flat/Unit/Apartment (Res)

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.