

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

3/109 Asling Street, Brighton Vic 3186

Indicative selling price

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

Range between \$990,000 & \$1,050,000

Median sale price

Median price \$1,300,000 Property Type Unit Suburb Brighton

Period - From 01/10/2025 to 31/12/2025 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	7/124 Murray St CAULFIELD 3162	\$950,000	16/12/2025
2	101/49 Montclair Av BRIGHTON 3186	\$1,100,000	03/12/2025
3	3/10 Boxshall St BRIGHTON 3186	\$1,050,000	12/09/2025

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: 18/02/2026 15:40

Nick Sinclair
9194 1200

0422 217 788

nicksinclair@jelliscraig.com.au

Indicative Selling Price

\$990,000 - \$1,050,000

Median Unit Price

December quarter 2025: \$1,300,000



2 2 1

Property Type: Townhouse

Comparable Properties



7/124 Murray St CAULFIELD 3162 (REI/VG)

[Agent Comments](#)

2 3 1

Price: \$950,000

Method: Private Sale

Date: 16/12/2025

Property Type: Townhouse (Single)



101/49 Montclair Av BRIGHTON 3186 (REI/VG)

[Agent Comments](#)

2 2 1

Price: \$1,100,000

Method: Private Sale

Date: 03/12/2025

Property Type: Apartment



3/10 Boxshall St BRIGHTON 3186 (REI/VG)

[Agent Comments](#)

2 1 2

Price: \$1,050,000

Method: Sold Before Auction

Date: 12/09/2025

Property Type: Apartment

Account - Jellis Craig | P: 03 9194 1200