Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

211 Bay Street, Brighton Vic 3186
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Indicative selling price

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

Range between \$800,000 & \$850,000	850,000
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Median sale price

Median price	\$1,425,000	Pro	perty Type	Jnit		Suburb	Brighton
Period - From	01/07/2025	to	30/09/2025	S	ource	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.

Add	lress of comparable property	Price	Date of sale
1	6/122 North Rd BRIGHTON 3186	\$850,000	12/09/2025
2	3/363 New St BRIGHTON 3186	\$830,000	09/08/2025

		, ,	
3	G06/7-9 Cowra St BRIGHTON 3186	\$820,000	07/08/2025

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:	23/10/2025 13:48



JellisCraig

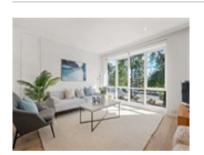
Jackson Jacotine 9593 4500 0411 277 186 jacksonjacotine@jelliscraig.com.au

Indicative Selling Price \$800,000 - \$850,000 Median Unit Price September quarter 2025: \$1,425,000



2 2 2 2 Property Type: Apartment

Comparable Properties



6/122 North Rd BRIGHTON 3186 (REI)

2

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1

a

Price: \$850,000 Method: Private Sale Date: 12/09/2025 Property Type: Unit Agent Comments



3/363 New St BRIGHTON 3186 (REI)

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2



1



3

Agent Comments

Price: \$830,000 Method: Auction Sale Date: 09/08/2025

Property Type: Apartment



G06/7-9 Cowra St BRIGHTON 3186 (REI)

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Price: \$820,000 Method: Private Sale Date: 07/08/2025

Property Type: Apartment

Agent Comments





Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604

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