

# 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

35/568 New 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 \$785,000 & \$860,000

### Median sale price

Median price \$1,425,000 Property Type Unit Suburb Brighton

Period - From 01/07/2025 to 30/09/2025 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	102/111 Gardenvale Rd GARDENVALE 3185	\$875,000	25/08/2025
2	3/363 New St BRIGHTON 3186	\$830,000	09/08/2025
3	28/125 Ormond Rd ELWOOD 3184	\$810,000	11/04/2025

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:

08/10/2025 12:23

Simone Howell

91941200

0419 542 978

simonehowell@jellisrcraig.com.au

**Indicative Selling Price**

\$785,000 - \$860,000

**Median Unit Price**

September quarter 2025: \$1,425,000



 2  2  2

**Property Type:** Apartment

## Comparable Properties



**102/111 Gardenvale Rd GARDENVALE 3185 (REI)**

Agent Comments

 2  2  1

**Price:** \$875,000

**Method:** Private Sale

**Date:** 25/08/2025

**Property Type:** Apartment



**3/363 New St BRIGHTON 3186 (REI)**

Agent Comments

 2  1  2

**Price:** \$830,000

**Method:** Auction Sale

**Date:** 09/08/2025

**Property Type:** Apartment



**28/125 Ormond Rd ELWOOD 3184 (REI/VG)**

Agent Comments

 2  2  2

**Price:** \$810,000

**Method:** Private Sale

**Date:** 11/04/2025

**Property Type:** Apartment

**Account - Jellis Craig** | P: 03 9194 1200