

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

4/2D DENDY 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

\$4,400,000

&

\$4,650,000

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

2/6 LINDSAY STREET BRIGHTON VIC 3186	\$4,600,000	18-Jul-25
201/41A BLACK STREET BRIGHTON VIC 3186	\$4,400,000	17-Nov-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: 27 November 2025



**2/6 LINDSAY STREET BRIGHTON
VIC 3186**

Sold Price **\$4,600,000** Sold Date **18-Jul-25**

3 4 2

Distance **1km**



**201/41A BLACK STREET BRIGHTON
VIC 3186**

Sold Price ^{RS} **\$4,400,000** ^{UN} Sold Date **17-Nov-25**

3 2 3

Distance **0.92km**

RS = Recent sale **UN** = Undisclosed Sale

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