

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

401/380 Bay Street, Brighton Vic 3186

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,140,000

Property Type Unit

Suburb Brighton

Period - From 01/04/2026

to 30/06/2026

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	6/164 Esplanade BRIGHTON 3186	\$1,295,000	23/05/2026
2	307/380 Bay St BRIGHTON 3186	\$1,330,000	05/05/2026
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:

13/07/2026 14:09



2 2 2

Property Type: Apartment

Comparable Properties



6/164 Esplanade BRIGHTON 3186 (REI)

Agent Comments

2 1 1

Price: \$1,295,000

Method: Auction Sale

Date: 23/05/2026

Property Type: Unit



307/380 Bay St BRIGHTON 3186 (REI/VG)

Agent Comments

3 2 2

Price: \$1,330,000

Method: Private Sale

Date: 05/05/2026

Property Type: Apartment

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.