

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

402/79 Asling Street, Brighton Vic 3186

Indicative selling price

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

Range between \$650,000 & \$675,000

Median sale price

Median price \$1,245,000 Property Type Unit Suburb Brighton

Period - From 12/05/2025 to 11/05/2026 Source Property Data

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	109/103 Bay St BRIGHTON 3186	\$653,000	02/02/2026
2	7/530 Glen Huntly Rd ELSTERNWICK 3185	\$660,000	13/12/2025
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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: 12/05/2026 12:10



Property Type:
Agent Comments

Indicative Selling Price
\$650,000 - \$675,000
Median Unit Price
12/05/2025 - 11/05/2026: \$1,245,000

Comparable Properties

109/103 Bay St BRIGHTON 3186 (VG)

Agent Comments



Price: \$653,000
Method: Sale
Date: 02/02/2026
Property Type: Subdivided Flat - Single OYO Flat



7/530 Glen Huntly Rd ELSTERNWICK 3185 (REI/VG)

Agent Comments



Price: \$660,000
Method: Auction Sale
Date: 13/12/2025
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.

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