

# 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

5/17 Tennyson 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

\$800,000

&

\$880,000

### Median sale price

Median price

\$1,247,500

Property Type

Unit

Suburb

Brighton

Period - From

01/07/2025

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 | 3/8 Manor St BRIGHTON 3186      | \$805,000 | 16/06/2026   |
| 2 | 5/8 Manor St BRIGHTON 3186      | \$880,000 | 25/05/2026   |
| 3 | 6/5 Collington Av BRIGHTON 3186 | \$800,000 | 06/03/2026   |

**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:

13/08/2026 11:40



2 1 1

Property Type: Apartment

Indicative Selling Price

\$800,000 - \$880,000

Median Unit Price

Year ending June 2026: \$1,247,500

## Comparable Properties



3/8 Manor St BRIGHTON 3186 (REI)

Agent Comments

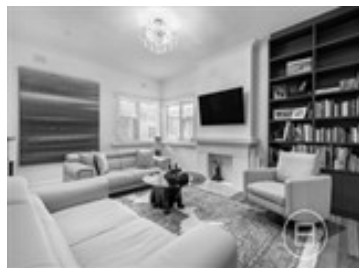
2 1 1

Price: \$805,000

Method: Private Sale

Date: 16/06/2026

Property Type: Apartment



5/8 Manor St BRIGHTON 3186 (REI/VG)

Agent Comments

2 1 1

Price: \$880,000

Method: Private Sale

Date: 25/05/2026

Property Type: Apartment



6/5 Collington Av BRIGHTON 3186 (REI/VG)

Agent Comments

1 1 1

Price: \$800,000

Method: Private Sale

Date: 06/03/2026

Property Type: Townhouse (Res)

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