

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

5/196-200 North Road, Brighton East Vic 3187

Indicative selling price

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

Range between \$820,000 & \$900,000

Median sale price

Median price

\$960,000

Property Type

Unit

Suburb

Brighton East

Period - From

20/10/2024

to

19/10/2025

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	3/52-54 Orrong Rd ELSTERNWICK 3185	\$854,000	30/09/2025
2	6/122 North Rd BRIGHTON 3186	\$850,000	12/09/2025
3	3/112 Roslyn St BRIGHTON 3186	\$875,000	14/08/2025

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:

20/10/2025 13:04



Property Type:
Divorce/Estate/Family Transfers
Agent Comments

Indicative Selling Price
\$820,000 - \$900,000
Median Unit Price
20/10/2024 - 19/10/2025: \$960,000

Comparable Properties



3/52-54 Orrong Rd ELSTERNWICK 3185 (REI)

Agent Comments



Price: \$854,000
Method: Sold Before Auction
Date: 30/09/2025
Property Type: Unit



6/122 North Rd BRIGHTON 3186 (REI/VG)

Agent Comments



Price: \$850,000
Method: Private Sale
Date: 12/09/2025
Property Type: Unit
Land Size: 1625 sqm approx



3/112 Roslyn St BRIGHTON 3186 (VG)

Agent Comments



Price: \$875,000
Method: Sale
Date: 14/08/2025
Property Type: Flat/Unit/Apartment (Res)

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