Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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	5/196-200 North Road, Brighton East Vic 3187
Including suburb and	-
postcode	

Indicative selling price

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

Range between \$820,000 & \$900,000	Range between	\$820,000	&	\$900,000
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Median sale price

Median price	\$960,000	Pro	perty Type Ur	nit		Suburb	Brighton East
Period - From	20/10/2024	to	19/10/2025	So	urce	Property	v 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

Add	dress 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 comparableproperties 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)

2

1

-

Price: \$854,000

Method: Sold Before Auction

Date: 30/09/2025 Property Type: Unit **Agent Comments**



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

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2





a `

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)

2





7

Agent Comments



Price: \$875,000 Method: Sale Date: 14/08/2025

Property Type: Flat/Unit/Apartment (Res)

Account - Gary Peer & Associates | P: 03 95261999 | F: 03 95277289





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