

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

7/30 ESPLANADE BRIGHTON VIC 3186

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,950,000

&

\$2,140,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,207,874

Property type

Unit

Suburb

Brighton

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

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 6 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

| | | |
|--------------------------------------|-------------|-----------|
| 24/30 ESPLANADE BRIGHTON VIC 3186 | \$1,850,000 | 23-Feb-25 |
| 1-3 WERE STREET BRIGHTON VIC 3186 | \$1,875,000 | 16-May-26 |
| 4/35 ROSLYN STREET BRIGHTON VIC 3186 | \$1,850,000 | 20-Nov-25 |

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 6 months.~~

This Statement of Information was prepared on: 26 May 2026



24/30 ESPLANADE BRIGHTON VIC 3186 Sold Price **\$1,850,000** Sold Date **23-Feb-25**

3 2 2

Distance **0km**



1-3 WERE STREET BRIGHTON VIC 3186 Sold Price ^{RS} **\$1,875,000** Sold Date **16-May-26**

3 3 1

Distance **0.23km**



4/35 ROSLYN STREET BRIGHTON VIC 3186 Sold Price **\$1,850,000** Sold Date **20-Nov-25**

3 2 2

Distance **1.23km**

RS = Recent sale **UN** = Undisclosed Sale

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