

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

7/36 New Street, Brighton Vic 3186

Indicative selling price

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

Range between \$870,000

&

\$940,000

Median sale price

Median price \$1,210,000

Property Type Unit

Suburb Brighton

Period - From 01/04/2025

to

30/06/2025

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	504/10 Koolkuna La HAMPTON 3188	\$870,000	11/07/2025
2	6/363 New St BRIGHTON 3186	\$956,000	21/06/2025
3	405/10 Koolkuna La HAMPTON 3188	\$950,000	18/04/2025

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:

19/08/2025 10:24

Danielle Harvey
03 9194 1200
0433 509 786
danielleharvey@jellisrcraig.com.au

Indicative Selling Price

\$870,000 - \$940,000

Median Unit Price

June quarter 2025: \$1,210,000



3 1 1

Property Type: Apartment

Comparable Properties

504/10 Koolkuna La HAMPTON 3188 (REI)

Agent Comments

2 2 1

Price: \$870,000
Method: Private Sale
Date: 11/07/2025
Property Type: Apartment



6/363 New St BRIGHTON 3186 (REI/VG)

Agent Comments

2 1 2

Price: \$956,000
Method: Auction Sale
Date: 21/06/2025
Property Type: Apartment



405/10 Koolkuna La HAMPTON 3188 (VG)

Agent Comments

3 - -

Price: \$950,000
Method: Sale
Date: 18/04/2025
Property Type: Strata Unit/Flat