

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

82 Halifax Street, Brighton Vic 3186

Indicative selling price

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

Single price

\$2,400,000

Median sale price

Median price

\$3,200,000

Property Type

House

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	31a Sussex St BRIGHTON 3186	\$2,350,000	13/06/2025
2	9B Charles St BRIGHTON EAST 3187	\$2,470,000	05/04/2025
3	6 Rose Ct BRIGHTON 3186	\$2,450,000	27/03/2025

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:

29/08/2025 10:19

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Indicative Selling Price
\$2,400,000

Median House Price
June quarter 2025: \$3,200,000



3 2 2

Property Type: House

Comparable Properties



31a Sussex St BRIGHTON 3186 (REI)

Agent Comments

3 2 2

Price: \$2,350,000
Method: Private Sale
Date: 13/06/2025
Property Type: Townhouse (Single)



9B Charles St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

4 3 3

Price: \$2,470,000
Method: Auction Sale
Date: 05/04/2025
Property Type: Townhouse (Res)
Land Size: 350 sqm approx



6 Rose Ct BRIGHTON 3186 (REI/VG)

Agent Comments

3 2 2

Price: \$2,450,000
Method: Sold Before Auction
Date: 27/03/2025
Property Type: House (Res)
Land Size: 295 sqm approx