

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

6/101 CENTRE ROAD BRIGHTON EAST VIC 3187

Indicative selling price

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

Single Price

\$798,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,252,000

Property type

Unit

Suburb

Brighton East

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

2/45 OSWALD STREET ELSTERNWICK VIC 3185	\$875,000	07-Dec-25
5/196-200 NORTH ROAD BRIGHTON EAST VIC 3187	\$907,500	13-Nov-25
13/196-200 NORTH ROAD BRIGHTON EAST VIC 3187	\$1,000,000	06-Sep-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: 04 May 2026



**2/45 OSWALD STREET
ELSTERNWICK VIC 3185**

 2
  1
  1

Sold Price **\$875,000** Sold Date **07-Dec-25**

Distance **2.5km**



**5/196-200 NORTH ROAD
BRIGHTON EAST VIC 3187**

 1
  1
  1

Sold Price **\$907,500** Sold Date **13-Nov-25**

Distance **1.92km**



**13/196-200 NORTH ROAD
BRIGHTON EAST VIC 3187**

 2
  1
  2

Sold Price **\$1,000,000** Sold Date **06-Sep-25**

Distance **1.92km**

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

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