

# 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

2/26 Pearson Street, Brighton Vic 3186

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$670,000

### Median sale price

Median price \$1,300,000

Property Type Unit

Suburb Brighton

Period - From 01/10/2025

to 31/12/2025

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	28/15-17 Cochrane St BRIGHTON 3186	\$700,000	17/02/2026
2	6/42 Grosvenor St BRIGHTON 3186	\$695,000	17/12/2025
3	10/123 Dendy St BRIGHTON EAST 3187	\$640,000	26/11/2025

**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:

03/04/2026 13:36

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**Indicative Selling Price**

\$670,000

**Median Unit Price**

December quarter 2025: \$1,300,000



2   1   2

**Property Type:** Apartment

## Comparable Properties



**28/15-17 Cochrane St BRIGHTON 3186 (REI)**

Agent Comments

2   1   1

**Price:** \$700,000

**Method:** Private Sale

**Date:** 17/02/2026

**Property Type:** Apartment



**6/42 Grosvenor St BRIGHTON 3186 (REI/VG)**

Agent Comments

2   1   1

**Price:** \$695,000

**Method:** Sold Before Auction

**Date:** 17/12/2025

**Property Type:** Apartment



**10/123 Dendy St BRIGHTON EAST 3187 (REI/VG)**

Agent Comments

2   1   2

**Price:** \$640,000

**Method:** Private Sale

**Date:** 26/11/2025

**Property Type:** Unit

Account - Jellis Craig | P: 03 9194 1200