

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address 12/53 New Street, Brighton Vic 3186
Including suburb or locality and postcode

Indicative selling price

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

Range between \$1,800,000 & \$1,950,000

Median sale price

Median price \$1,340,000 Property Type Unit Suburb Brighton

Period - From 01/01/2025 to 31/12/2025 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	3/9 Ocean St HAMPTON 3188	\$1,840,000	25/02/2026
2	101/24 Grenville St HAMPTON 3188	\$1,850,000	30/10/2025
3	4/19 Male St BRIGHTON 3186	\$1,900,000	03/10/2025

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

24/03/2026 17:03



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,950,000
Median Unit Price
Year ending December 2025: \$1,340,000

Comparable Properties

3/9 Ocean St HAMPTON 3188 (VG)

Agent Comments



Price: \$1,840,000
Method: Sale
Date: 25/02/2026
Property Type: Flat/Unit/Apartment (Res)



101/24 Grenville St HAMPTON 3188 (REI/VG)

Agent Comments



Price: \$1,850,000
Method: Private Sale
Date: 30/10/2025
Property Type: Apartment



4/19 Male St BRIGHTON 3186 (REI/VG)

Agent Comments



Price: \$1,900,000
Method: Private Sale
Date: 03/10/2025
Property Type: Unit

Account - Atria Real Estate