

# 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 6/18 Normanby 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 \$1,600,000

### Median sale price

Median price \$1,850,000

Property Type Townhouse

Suburb Brighton

Period - From 12/02/2025

to 11/02/2026

Source Property Data

### 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	4/125 St Andrews St BRIGHTON 3186	\$1,615,000	05/12/2025
2	24b Munro St BRIGHTON 3186	\$1,550,000	04/12/2025
3	3/35 Black St BRIGHTON 3186	\$1,710,000	27/11/2025

**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:

12/02/2026 15:33

6/18 Normanby Street, Brighton Vic 3186



 3  1  2

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**

\$1,600,000

**Median Townhouse Price**

12/02/2025 - 11/02/2026: \$1,850,000

## Comparable Properties



**4/125 St Andrews St BRIGHTON 3186 (REI/VG)**

Agent Comments

 3  2  2

**Price:** \$1,615,000

**Method:** Sold Before Auction

**Date:** 05/12/2025

**Property Type:** Townhouse (Res)



**24b Munro St BRIGHTON 3186 (REI)**

Agent Comments

 3  2  2

**Price:** \$1,550,000

**Method:** Private Sale

**Date:** 04/12/2025

**Property Type:** House

**Land Size:** 340 sqm approx



**3/35 Black St BRIGHTON 3186 (REI/VG)**

Agent Comments

 3  2  2

**Price:** \$1,710,000

**Method:** Private Sale

**Date:** 27/11/2025

**Property Type:** Townhouse (Res)

Account - Buxton



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