

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

3/17 Manor Street, Brighton VIC 3186

Indicative selling price

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

Range between

\$2,500,000

&

\$2,600,000

Median sale price

Median price

\$3,333,250

Property Type

Other

Suburb

Brighton

Period - From

08/10/2025

to

07/04/2026

Source

Cotality™

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

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.

| Address of comparable property | Price | Date of sale |
|--------------------------------------|-------------|--------------|
| 299 New Street Brighton VIC 3186 | \$2,535,000 | 30/10/2025 |
| 4 Trafalgar Street Brighton VIC 3186 | \$2,650,000 | 02/02/2026 |
| | | |

This Statement of Information was prepared on:

08/04/2026