

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

6/20 Yuille Street, Brighton VIC 3186

Indicative selling price

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

Range between \$1,950,000 & \$2,145,000

Median sale price

Median price	\$1,300,000	Property Type	Unit	Suburb	Brighton
Period - From	29/04/2025	to	28/10/2025	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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1/72 Well Street Brighton VIC 3186	\$2,100,000	03/09/2025
4/25 Hanby Street Brighton VIC 3186	\$1,900,000	23/08/2025
1/14 St Andrews Street Brighton VIC 3186	\$2,200,000	15/05/2025

This Statement of Information was prepared on:

30/10/2025