

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

3/27 Seymour Grove, Brighton Vic 3186

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,140,000

Property Type Unit

Suburb Brighton

Period - From 01/04/2026

to

30/06/2026

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	27a Hammond St BRIGHTON 3186	\$1,220,000	23/06/2026
2	2/132 Church St BRIGHTON 3186	\$1,228,000	21/05/2026
3	6/48 Wilson St BRIGHTON 3186	\$1,200,000	28/02/2026

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:

14/07/2026 11:19

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Indicative Selling Price

\$1,150,000 - \$1,250,000

Median Unit Price

June quarter 2026: \$1,140,000



2
 1
 2

Property Type: Unit

Comparable Properties



27a Hammond St BRIGHTON 3186 (REI)

Agent Comments

2
 1
 2

Price: \$1,220,000

Method: Sold Before Auction

Date: 23/06/2026

Property Type: Unit

Land Size: 248 sqm approx



2/132 Church St BRIGHTON 3186 (REI/VG)

Agent Comments

2
 2
 1

Price: \$1,228,000

Method: Private Sale

Date: 21/05/2026

Property Type: Apartment

Land Size: 221 sqm approx



6/48 Wilson St BRIGHTON 3186 (REI/VG)

Agent Comments

2
 1
 1

Price: \$1,200,000

Method: Auction Sale

Date: 28/02/2026

Property Type: Unit

Account - Jellis Craig | P: 03 9194 1200