

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

3/21 Yuille Street, Brighton Vic 3186

Indicative selling price

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

Range between \$1,690,000

&

\$1,750,000

Median sale price

Median price \$1,247,500

Property Type Unit

Suburb Brighton

Period - From 01/07/2025

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	46 Regent St BRIGHTON EAST 3187	\$1,700,000	01/05/2026
2	102 Willis St HAMPTON 3188	\$1,795,000	18/04/2026
3			

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:

29/07/2026 15:01



3 2 7

Rooms: 2
Property Type: Unit
Land Size: 497 sqm approx
Agent Comments

Indicative Selling Price
 \$1,690,000 - \$1,750,000
Median Unit Price
 Year ending June 2026: \$1,247,500

Comparable Properties



46 Regent St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

3 2 2

Price: \$1,700,000
Method: Private Sale
Date: 01/05/2026
Property Type: House (Res)
Land Size: 265 sqm approx



102 Willis St HAMPTON 3188 (REI/VG)

Agent Comments

3 2 1

Price: \$1,795,000
Method: Private Sale
Date: 18/04/2026
Property Type: House (Res)
Land Size: 375 sqm approx

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.

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