

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 Bagley Street, Brighton Vic 3186

Indicative selling price

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

Range between \$3,300,000 & \$3,500,000

Median sale price

Median price \$3,180,000 Property Type House Suburb Brighton

Period - From 01/10/2025 to 31/12/2025 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	16 Gray St BRIGHTON 3186	\$3,225,000	28/02/2026
2	7 Stewart St BRIGHTON 3186	\$3,720,000	21/11/2025
3	15 Stanley St BRIGHTON 3186	\$3,425,000	04/10/2025

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:

11/03/2026 17:29



4 1 2

Property Type: House
Land Size: 814 sqm approx
Agent Comments

Indicative Selling Price
\$3,300,000 - \$3,500,000
Median House Price
December quarter 2025: \$3,180,000

Comparable Properties



16 Gray St BRIGHTON 3186 (REI)

[Agent Comments](#)

5 2 2

Price: \$3,225,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 648 sqm approx



7 Stewart St BRIGHTON 3186 (REI)

[Agent Comments](#)

3 2 2

Price: \$3,720,000
Method: Private Sale
Date: 21/11/2025
Property Type: House
Land Size: 765 sqm approx



15 Stanley St BRIGHTON 3186 (REI/VG)

[Agent Comments](#)

5 3 3

Price: \$3,425,000
Method: Sold Before Auction
Date: 04/10/2025
Property Type: House (Res)
Land Size: 822 sqm approx

Account - Marshall White | P: 03 9822 9999