

# 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

101/64 Black Street, Brighton Vic 3186

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,500,000 & \$1,540,000

### Median sale price

Median price \$1,425,000 Property Type Unit Suburb Brighton

Period - From 01/07/2025 to 30/09/2025 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	105/18 Willansby Av BRIGHTON 3186	\$1,560,000	12/07/2025
2	1/10 William St BRIGHTON 3186	\$1,700,000	02/07/2025
3	4/16 Landcox St BRIGHTON EAST 3187	\$1,583,000	17/05/2025

**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: 13/10/2025 16:19



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,500,000 - \$1,540,000  
**Median Unit Price**  
September quarter 2025: \$1,425,000

## Comparable Properties

105/18 Willansby Av BRIGHTON 3186 (VG)

Agent Comments



**Price:** \$1,560,000  
**Method:** Sale  
**Date:** 12/07/2025  
**Property Type:** Strata Unit/Flat

1/10 William St BRIGHTON 3186 (VG)

Agent Comments



**Price:** \$1,700,000  
**Method:** Sale  
**Date:** 02/07/2025  
**Property Type:** Strata Unit/Flat

4/16 Landcox St BRIGHTON EAST 3187 (VG)

Agent Comments



**Price:** \$1,583,000  
**Method:** Sale  
**Date:** 17/05/2025  
**Property Type:** Flat/Unit/Apartment (Res)

Account - RT Edgar Bayside | P: 03 9591 0602 | F: 03 9592 0805



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