

# 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

2/10 Asling 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 \$2,000,000 & \$2,200,000

### Median sale price

Median price \$1,850,000 Property Type Townhouse Suburb Brighton

Period - From 01/07/2025 to 30/06/2026 Source Property Data

### 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	4/1 Thomson St BRIGHTON 3186	\$1,853,000	23/05/2026
2	16a Caramar Av BRIGHTON EAST 3187	\$2,025,000	24/04/2026
3	36b Warleigh Gr BRIGHTON 3186	\$2,258,000	16/02/2026

**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: 01/07/2026 15:29



3   3.5   2

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**  
\$2,000,000 - \$2,200,000  
**Median Townhouse Price**  
01/07/2025 - 30/06/2026: \$1,850,000

## Comparable Properties



**4/1 Thomson St BRIGHTON 3186 (REI)**

Agent Comments

3   2   2

**Price:** \$1,853,000  
**Method:** Private Sale  
**Date:** 23/05/2026  
**Property Type:** Townhouse (Res)



**16a Caramar Av BRIGHTON EAST 3187 (REI)**

Agent Comments

4   3   2

**Price:** \$2,025,000  
**Method:** Private Sale  
**Date:** 24/04/2026  
**Property Type:** Townhouse (Single)



**36b Warleigh Gr BRIGHTON 3186 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$2,258,000  
**Method:** Private Sale  
**Date:** 16/02/2026  
**Property Type:** Townhouse (Single)

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