

# 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

25 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)

Single price \$3,500,000

### Median sale price

Median price \$3,225,000

Property Type House

Suburb Brighton

Period - From 01/01/2026

to 31/03/2026

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	14 Cowper St BRIGHTON 3186	\$3,435,000	21/02/2026
2	1 Duncombe Av BRIGHTON 3186	\$3,500,000	03/11/2025
3	2 Vaucluse St BRIGHTON 3186	\$3,448,888	31/10/2025

**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:

17/04/2026 17:48



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**Property Type:** House  
**Land Size:** 507 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$3,500,000  
**Median House Price**  
 March quarter 2026: \$3,225,000

## Comparable Properties



**14 Cowper St BRIGHTON 3186 (REI)**

Agent Comments

4 2 2

**Price:** \$3,435,000  
**Method:** Auction Sale  
**Date:** 21/02/2026  
**Property Type:** House (Res)  
**Land Size:** 717 sqm approx



**1 Duncombe Av BRIGHTON 3186 (REI/VG)**

Agent Comments

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**Price:** \$3,500,000  
**Method:** Private Sale  
**Date:** 03/11/2025  
**Property Type:** House (Res)  
**Land Size:** 724 sqm approx



**2 Vaucluse St BRIGHTON 3186 (VG)**

Agent Comments

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**Price:** \$3,448,888  
**Method:** Sale  
**Date:** 31/10/2025  
**Property Type:** House (Res)  
**Land Size:** 556 sqm approx

Account - Marshall White | P: 03 9822 9999