

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

2/32 Bay Street, Brighton Vic 3186

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,220,000 Property Type Unit Suburb Brighton

Period - From 23/05/2025 to 22/05/2026 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	7/32 Outer Cr BRIGHTON 3186	\$1,150,000	19/05/2026
2	3/121 Cochrane St BRIGHTON 3186	\$1,160,000	15/03/2026
3	3/11 Grosvenor St BRIGHTON 3186	\$1,200,000	22/01/2026

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:

23/05/2026 16:12

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 3  2  2

Property Type: Apartment

Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median Unit Price
23/05/2025 - 22/05/2026: \$1,220,000

Comparable Properties



7/32 Outer Cr BRIGHTON 3186 (REI)

Agent Comments

 3  2  2

Price: \$1,150,000
Method: Private Sale
Date: 19/05/2026
Property Type: Apartment

3/121 Cochrane St BRIGHTON 3186 (VG)

Agent Comments

 2  -  -

Price: \$1,160,000
Method: Sale
Date: 15/03/2026
Property Type: Flat/Unit/Apartment (Res)



3/11 Grosvenor St BRIGHTON 3186 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,200,000
Method: Private Sale
Date: 22/01/2026
Property Type: Apartment

Account - Jellis Craig | P: 03 9194 1200