

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

16 Gray Street, Brighton VIC 3186

Indicative selling price

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

Range between \$2,900,000 & \$3,100,000

Median sale price

Median price	\$3,300,000	Property Type	House	Suburb	Brighton
Period - From	05/08/2025	to	04/02/2026	Source	Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
10 Halifax Street Brighton VIC 3186	\$3,200,000	13/12/2025
18 Exon Street Brighton VIC 3186	\$3,160,000	11/10/2025
88 Dendy Street Brighton VIC 3186	\$3,100,000	09/09/2025

This Statement of Information was prepared on:

05/02/2026