

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

6A Warriston Street, Brighton Vic 3186

Indicative selling price

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

Range between \$1,400,000 & \$1,540,000

Median sale price

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

Period - From 28/01/2025 to 27/01/2026 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	96 Cochrane St BRIGHTON 3186	\$1,520,000	08/11/2025
2	3/834 Hampton St BRIGHTON 3186	\$1,500,000	06/09/2025
3	12 Locke St BRIGHTON EAST 3187	\$1,530,000	09/08/2025

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: 28/01/2026 15:56



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Property Type: Semi-Detached House

Land Size: 450sqm approx sqm approx

Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,540,000
Median Townhouse Price
28/01/2025 - 27/01/2026: \$1,850,000

Comparable Properties



96 Cochrane St BRIGHTON 3186 (REI/VG)

Agent Comments

3 1 -

Price: \$1,520,000

Method: Sold Before Auction

Date: 08/11/2025

Property Type: House (Res)

Land Size: 312 sqm approx



3/834 Hampton St BRIGHTON 3186 (REI/VG)

Agent Comments

3 1 3

Price: \$1,500,000

Method: Auction Sale

Date: 06/09/2025

Property Type: Townhouse (Res)



12 Locke St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

3 2 2

Price: \$1,530,000

Method: Auction Sale

Date: 09/08/2025

Property Type: House (Res)

Land Size: 425 sqm approx

Account - Beck & Small Property Pty Ltd | P: 9592 4300