

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

Range between \$2,200,000 & \$2,400,000

Median sale price

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

Period - From 06/05/2025 to 05/05/2026 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	36b Warleigh Gr BRIGHTON 3186	\$2,258,000	16/02/2026
2	3/128 North Rd BRIGHTON 3186	\$2,100,000	08/12/2025
3	18C Hornby St BRIGHTON EAST 3187	\$2,271,000	22/11/2025

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:

06/05/2026 09:51



3 3.5 2

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$2,200,000 - \$2,400,000

Median Townhouse Price

06/05/2025 - 05/05/2026: \$1,850,000

Comparable Properties



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)



3/128 North Rd BRIGHTON 3186 (REI/VG)

Agent Comments

3 2 2

Price: \$2,100,000

Method: Private Sale

Date: 08/12/2025

Property Type: Townhouse (Res)



18C Hornby St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

3 3 2

Price: \$2,271,000

Method: Auction Sale

Date: 22/11/2025

Property Type: Townhouse (Res)

Land Size: 320 sqm approx

Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139



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