

# 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

102/64 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)

Range between \$1,800,000 & \$1,950,000

### Median sale price

Median price \$1,310,000 Property Type Unit Suburb Brighton

Period - From 04/02/2025 to 03/02/2026 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	1/5 Adamson St BRIGHTON 3186	\$2,030,000	14/10/2025
2	4/19 Male St BRIGHTON 3186	\$1,900,000	03/10/2025
3	104/64 Black St BRIGHTON 3186	\$2,100,000	08/08/2025

**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: 04/02/2026 14:01



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,800,000 - \$1,950,000  
**Median Unit Price**  
04/02/2025 - 03/02/2026: \$1,310,000

## Comparable Properties

**1/5 Adamson St BRIGHTON 3186 (VG)**

Agent Comments



**Price:** \$2,030,000  
**Method:** Sale  
**Date:** 14/10/2025  
**Property Type:** Strata Unit/Flat



**4/19 Male St BRIGHTON 3186 (REI/VG)**

Agent Comments



**Price:** \$1,900,000  
**Method:** Private Sale  
**Date:** 03/10/2025  
**Property Type:** Unit



**104/64 Black St BRIGHTON 3186 (REI/VG)**

Agent Comments



**Price:** \$2,100,000  
**Method:** Private Sale  
**Date:** 08/08/2025  
**Property Type:** Apartment

**Account - RT Edgar Bayside** | P: 03 9591 0602 | F: 03 9592 0805



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