

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

7 Whyte Street, Brighton Vic 3186

Indicative selling price

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

Range between \$3,200,000

&

\$3,400,000

Median sale price

Median price \$3,250,000

Property Type House

Suburb Brighton

Period - From 01/01/2025

to

31/12/2025

Source REIV

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	48 Elwood St BRIGHTON 3186	\$3,396,000	29/11/2025
2	47 Windermere Cr BRIGHTON 3186	\$3,250,000	03/11/2025
3	8 Exon St BRIGHTON 3186	\$3,355,000	25/10/2025

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 14:08



 3  2  2

Rooms: 8
Property Type: House (Res)
Land Size: 450 sqm approx
Agent Comments

Indicative Selling Price
\$3,200,000 - \$3,400,000
Median House Price
Year ending December 2025: \$3,250,000

Comparable Properties



48 Elwood St BRIGHTON 3186 (REI)

Agent Comments

 4  2  3

Price: \$3,396,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 694 sqm approx



47 Windermere Cr BRIGHTON 3186 (REI)

Agent Comments

 4  2  2

Price: \$3,250,000
Method: Sold Before Auction
Date: 03/11/2025
Property Type: House (Res)



8 Exon St BRIGHTON 3186 (REI)

Agent Comments

 4  2  4

Price: \$3,355,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 604 sqm approx