

# 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

58 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 \$2,500,000

&

\$2,750,000

### Median sale price

Median price \$3,200,000

Property Type House

Suburb Brighton

Period - From 01/04/2025

to

30/06/2025

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 | 19 Laburnum St BRIGHTON 3186   | \$2,500,000 | 08/09/2025   |
| 2 | 21 Lynch St BRIGHTON 3186      | \$2,650,000 | 17/05/2025   |
| 3 | 94 Dendy St BRIGHTON 3186      | \$2,600,000 | 02/04/2025   |

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:

15/09/2025 13:18



3 2 2

**Property Type:** Townhouse (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$2,500,000 - \$2,750,000  
**Median House Price**  
June quarter 2025: \$3,200,000

## Comparable Properties



**19 Laburnum St BRIGHTON 3186 (REI)**

**Agent Comments**

3 2 2

**Price:** \$2,500,000  
**Method:** Private Sale  
**Date:** 08/09/2025  
**Property Type:** House



**21 Lynch St BRIGHTON 3186 (REI)**

**Agent Comments**

3 2 2

**Price:** \$2,650,000  
**Method:** Auction Sale  
**Date:** 17/05/2025  
**Property Type:** House (Res)  
**Land Size:** 384 sqm approx



**94 Dendy St BRIGHTON 3186 (REI/VG)**

**Agent Comments**

3 3 2

**Price:** \$2,600,000  
**Method:** Private Sale  
**Date:** 02/04/2025  
**Property Type:** House  
**Land Size:** 294 sqm approx

**Account - Marshall White** | P: 03 9822 9999