

# 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

5/180 Church 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

\$1,100,000

&

\$1,200,000

### Median sale price

Median price

\$1,310,500

Property Type

Unit

Suburb

Brighton

Period - From

01/07/2024

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 | 3/18 Normanby St BRIGHTON 3186 | \$1,350,000 | 18/06/2025   |
| 2 | 2/41 Kinane St BRIGHTON 3186   | \$1,320,000 | 24/05/2025   |
| 3 | 1/923 Hampton St BRIGHTON 3186 | \$1,100,000 | 18/03/2025   |

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:

16/09/2025 14:56



3   2   1

**Property Type:** Villa

**Agent Comments**

**Indicative Selling Price**

\$1,100,000 - \$1,200,000

**Median Unit Price**

Year ending June 2025: \$1,310,500

## Comparable Properties



**3/18 Normanby St BRIGHTON 3186 (REI/VG)**

**Agent Comments**

3   1   2

**Price:** \$1,350,000

**Method:** Private Sale

**Date:** 18/06/2025

**Property Type:** Unit



**2/41 Kinane St BRIGHTON 3186 (REI)**

**Agent Comments**

3   1   2

**Price:** \$1,320,000

**Method:** Auction Sale

**Date:** 24/05/2025

**Property Type:** Unit

**1/923 Hampton St BRIGHTON 3186 (VG)**

**Agent Comments**

3   -   -

**Price:** \$1,100,000

**Method:** Sale

**Date:** 18/03/2025

**Property Type:** Strata Unit/Flat

**Account - Nick Johnstone** | P: 03 9553 8300 | F: 03 9553 8400