

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

10/392-394 Bay Street, Brighton Vic 3186

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,300,000 Property Type Unit Suburb Brighton

Period - From 01/10/2025 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	3/76 Whyte St BRIGHTON 3186	\$1,245,000	06/12/2025
2	1A Edgar St BRIGHTON 3186	\$1,350,000	06/12/2025
3	1/6 Clive St BRIGHTON EAST 3187	\$1,450,000	16/08/2025

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 19:47



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Property Type: Villa
Land Size: 248 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,350,000 - \$1,450,000
Median Unit Price
 December quarter 2025: \$1,300,000

Comparable Properties



3/76 Whyte St BRIGHTON 3186 (REI)

Agent Comments

2 1 2

Price: \$1,245,000
Method: Private Sale
Date: 06/12/2025
Property Type: Townhouse (Single)



1A Edgar St BRIGHTON 3186 (REI)

Agent Comments

2 1 2

Price: \$1,350,000
Method: Private Sale
Date: 06/12/2025
Property Type: Townhouse (Res)



1/6 Clive St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

3 1 2

Price: \$1,450,000
Method: Auction Sale
Date: 16/08/2025
Property Type: Townhouse (Res)

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