

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

1/12 Bent Street, Brighton Vic 3186

Indicative selling price

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

Range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$3,237,500

Property Type House

Suburb Brighton

Period - From 01/07/2025

to

30/06/2026

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	1/136 Dendy St BRIGHTON EAST 3187	\$1,515,000	12/08/2026
2	2/95 Roslyn St BRIGHTON 3186	\$1,650,000	10/06/2026
3	88 Durrant St BRIGHTON 3186	\$1,650,000	27/03/2026

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:

19/08/2026 17:12



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,500,000 - \$1,650,000

Median House Price

Year ending June 2026: \$3,237,500

Comparable Properties



1/136 Dendy St BRIGHTON EAST 3187 (REI)

Agent Comments

3 2 2

Price: \$1,515,000

Method: Sold Before Auction

Date: 12/08/2026

Property Type: Townhouse (Res)



2/95 Roslyn St BRIGHTON 3186 (REI/VG)

Agent Comments

3 2 2

Price: \$1,650,000

Method: Private Sale

Date: 10/06/2026

Property Type: House (Res)



88 Durrant St BRIGHTON 3186 (REI/VG)

Agent Comments

3 2 2

Price: \$1,650,000

Method: Sold Before Auction

Date: 27/03/2026

Property Type: House (Res)

Land Size: 355 sqm approx

Account - Marshall White | P: 03 9822 9999