

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

101/1 Bryson Avenue, Brighton Vic 3186

Indicative selling price

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

Range between \$2,150,000

&

\$2,350,000

Median sale price

Median price \$1,140,000

Property Type Unit

Suburb Brighton

Period - From 01/04/2026

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	3/67 Well St BRIGHTON 3186	\$2,300,000	03/06/2026
2	106/5 Adamson St BRIGHTON 3186	\$2,175,000	28/02/2026
3	11/263 St Kilda St BRIGHTON 3186	\$2,150,000	10/02/2026

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:

14/07/2026 10:33

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Indicative Selling Price

\$2,150,000 - \$2,350,000

Median Unit Price

June quarter 2026: \$1,140,000



 3  3  2

Property Type: Apartment

Comparable Properties



3/67 Well St BRIGHTON 3186 (REI)

Agent Comments

 3  2  2

Price: \$2,300,000

Method: Private Sale

Date: 03/06/2026

Property Type: Apartment

106/5 Adamson St BRIGHTON 3186 (VG)

Agent Comments

 2  -  -

Price: \$2,175,000

Method: Sale

Date: 28/02/2026

Property Type: Strata Unit/Flat

11/263 St Kilda St BRIGHTON 3186 (VG)

Agent Comments

 3  -  -

Price: \$2,150,000

Method: Sale

Date: 10/02/2026

Property Type: Flat/Unit/Apartment (Res)

Account - Jellis Craig | P: 03 9194 1200