

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

103/1a Loller Street, Brighton Vic 3186

Indicative selling price

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

Range between \$2,200,000

&

\$2,400,000

Median sale price

Median price \$3,250,000

Property Type House

Suburb Brighton

Period - From 20/08/2025

to

19/08/2026

Source

Property Data

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	1/33 Male St BRIGHTON 3186	\$2,380,000	14/05/2026
3	106/5 Adamson St BRIGHTON 3186	\$2,175,000	28/02/2026

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:

20/08/2026 17:26



 3
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  2

Property Type: Apartment
Land Size: 162 sqm approx
 Agent Comments

Indicative Selling Price

\$2,200,000 - \$2,400,000

Median House Price

20/08/2025 - 19/08/2026: \$3,250,000

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

1/33 Male St BRIGHTON 3186 (VG)

Agent Comments

 3
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Price: \$2,380,000
Method: Sale
Date: 14/05/2026
Property Type: Flat/Unit/Apartment (Res)

2 bed and study, ground floor, similar location to church street

106/5 Adamson St BRIGHTON 3186 (VG)

Agent Comments

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Price: \$2,175,000
Method: Sale
Date: 28/02/2026
Property Type: Strata Unit/Flat

Brand new, large 2 bedroom, oversized terrace

Account - Marshall White | P: 03 9822 9999



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