

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

103/211 Bay Street, Brighton Vic 3186

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$992,000

Property Type Unit

Suburb Brighton

Period - From 16/03/2025

to 15/03/2026

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	102/209 Bay St BRIGHTON 3186	\$575,000	10/03/2026
2	227/211 Bay St BRIGHTON 3186	\$536,500	16/12/2025
3	106/186 Bay St BRIGHTON 3186	\$560,000	25/11/2025

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:

16/03/2026 14:26



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

16/03/2025 - 15/03/2026: \$992,000

Comparable Properties



102/209 Bay St BRIGHTON 3186 (REI)

Agent Comments

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Price: \$575,000

Method: Private Sale

Date: 10/03/2026

Property Type: Apartment

227/211 Bay St BRIGHTON 3186 (VG)

Agent Comments

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Price: \$536,500

Method: Sale

Date: 16/12/2025

Property Type: Flat/Unit/Apartment (Res)



106/186 Bay St BRIGHTON 3186 (REI/VG)

Agent Comments

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Price: \$560,000

Method: Private Sale

Date: 25/11/2025

Property Type: Apartment

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372