

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

13 Manor Street, Brighton Vic 3186

Indicative selling price

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

Range between \$2,700,000

&

\$2,900,000

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	16 Well St BRIGHTON 3186	\$2,800,000	02/06/2026
2	4 Yuille St BRIGHTON 3186	\$2,883,750	02/04/2026
3			

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:

02/09/2026 16:30



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Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$2,700,000 - \$2,900,000
Median House Price
Year ending June 2026: \$3,237,500

Comparable Properties



16 Well St BRIGHTON 3186 (VG)

Agent Comments

3 - -

Price: \$2,800,000
Method: Sale
Date: 02/06/2026
Property Type: Flat/Unit/Apartment (Res)



4 Yuille St BRIGHTON 3186 (REI/VG)

Agent Comments

3 1 2

Price: \$2,883,750
Method: Private Sale
Date: 02/04/2026
Property Type: House
Land Size: 554 sqm approx

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.

Account - Marshall White | P: 03 9822 9999



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