

# 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

1a Webb Street, Brighton Vic 3186

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$3,600,000

&

\$3,900,000

### Median sale price\*

Median price \$3,350,000

Property Type House

Suburb Brighton

Period - From 22/04/2024

to

22/04/2025

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	86 Cochrane St BRIGHTON 3186	\$4,500,000	12/02/2025
2	14 Pine St BRIGHTON 3186	\$3,900,000	22/01/2025
3	1a Esperance Av BRIGHTON 3186	\$3,225,000	08/11/2024

**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:

22/04/2025 16:38



4

**Property Type:** House (Res)  
**Land Size:** 461 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$3,600,000 - \$3,900,000  
**Median House Price \***  
22/04/2024 - 22/04/2025: \$3,350,000  
\* Agent calculated median

## Comparable Properties



**86 Cochrane St BRIGHTON 3186 (VG)**

**Agent Comments**

3 - -

**Price:** \$4,500,000  
**Method:** Sale  
**Date:** 12/02/2025  
**Property Type:** House (Res)  
**Land Size:** 517 sqm approx



**14 Pine St BRIGHTON 3186 (REI/VG)**

**Agent Comments**

5 3 2

**Price:** \$3,900,000  
**Method:** Sold Before Auction  
**Date:** 22/01/2025  
**Property Type:** House (Res)  
**Land Size:** 620 sqm approx



**1a Esperance Av BRIGHTON 3186 (REI/VG)**

**Agent Comments**

3 2 3

**Price:** \$3,225,000  
**Method:** Sold Before Auction  
**Date:** 08/11/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 405 sqm approx

**Account - RT Edgar Bayside | P: 03 9591 0602 | F: 03 9592 0805**