

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

2/52 Black Street, Brighton Vic 3186

Indicative selling price

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

Range between \$4,000,000

&

\$4,250,000

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	201/52 Black St BRIGHTON 3186	\$4,100,000	14/05/2026
2	1/124 Esplanade BRIGHTON 3186	\$4,501,000	02/05/2026
3	1/1a Loller St BRIGHTON 3186	\$4,150,000	24/02/2026

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:

05/08/2026 17:05



3 3 3

Property Type: Apartment
Land Size: 254 sqm approx
Agent Comments

Indicative Selling Price
\$4,000,000 - \$4,250,000
Median House Price
Year ending June 2026: \$3,237,500

Comparable Properties



201/52 Black St BRIGHTON 3186 (REI/VG)

3 3 4

Price: \$4,100,000
Method: Private Sale
Date: 14/05/2026
Property Type: Apartment

Agent Comments

Same development, similar internal size, similar accommodation



1/124 Esplanade BRIGHTON 3186 (REI)

4 3 3

Price: \$4,501,000
Method: Expression of Interest
Date: 02/05/2026
Property Type: House (Res)

Agent Comments

Noisier & busier location, double storey, one of three in the development & less car accommodation



1/1a Loller St BRIGHTON 3186 (REI/VG)

4 3 2

Price: \$4,150,000
Method: Private Sale
Date: 24/02/2026
Property Type: Apartment
Land Size: 350 sqm approx

Agent Comments

Ground floor, 6 apartments in the building, similar size and new, less car accommodation.

Account - Marshall White | P: 03 9822 9999