

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

302/83 Bay Street, Brighton Vic 3186

Indicative selling price

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

Range between \$3,000,000

&

\$3,300,000

Median sale price

Median price \$3,225,000

Property Type House

Suburb Brighton

Period - From 01/01/2026

to

31/03/2026

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	3/59 Carpenter St BRIGHTON 3186	\$4,200,000	12/01/2026
2	204/41a Black St BRIGHTON 3186	\$3,700,000	21/11/2025
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:

15/04/2026 09:21



3
 2
 3

Property Type: Apartment
Land Size: 330 sqm approx
Agent Comments

Indicative Selling Price
 \$3,000,000 - \$3,300,000
Median House Price
 March quarter 2026: \$3,225,000

Comparable Properties



3/59 Carpenter St BRIGHTON 3186 (VG)

3
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Price: \$4,200,000
Method: Sale
Date: 12/01/2026
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Recently completed building. Less apartments within the building. closer proximity to Church Street

204/41a Black St BRIGHTON 3186 (VG)

3
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Price: \$3,700,000
Method: Sale
Date: 21/11/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Fewer apartments within the building. Had its own Lock up Garage. Close proximity to Church Street.

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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