

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

4/52-54 Esplanade, Brighton Vic 3186

Indicative selling price

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

Range between \$900,000 & \$950,000

Median sale price

Median price \$1,400,000 Property Type Unit 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	5/8 Manor St BRIGHTON 3186	\$880,000	25/05/2026
2	3/8 Cavendish PI BRIGHTON 3186	\$905,000	18/04/2026
3	3/2 Wilson St BRIGHTON 3186	\$975,000	07/02/2026

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:

23/06/2026 16:47



 2/3
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  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$900,000 - \$950,000

Median Unit Price

March quarter 2026: \$1,400,000

Comparable Properties



5/8 Manor St BRIGHTON 3186 (REI)

Agent Comments

 2
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  1

Price: \$880,000

Method: Private Sale

Date: 25/05/2026

Property Type: Apartment



3/8 Cavendish PI BRIGHTON 3186 (REI)

Agent Comments

 2
  1
  1

Price: \$905,000

Method: Private Sale

Date: 18/04/2026

Property Type: Apartment



3/2 Wilson St BRIGHTON 3186 (REI/VG)

Agent Comments

 2
  1
  1

Price: \$975,000

Method: Auction Sale

Date: 07/02/2026

Property Type: Unit

Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139