

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

5 Edgar Street, Brighton Vic 3186

Indicative selling price

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

Range between \$2,450,000

&

\$2,550,000

Median sale price

Median price \$1,853,000

Property Type Townhouse

Suburb Brighton

Period - From 05/08/2025

to

04/08/2026

Source Property Data

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	4A Southey St BRIGHTON 3186	\$2,300,000	29/06/2026
2	2/5 Campbell St BRIGHTON 3186	\$2,415,000	22/05/2026
3	9b Landcox St BRIGHTON EAST 3187	\$2,200,000	09/02/2026

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 15:23



Property Type: House (Res)

Land Size: 361 sqm approx

Agent Comments

Indicative Selling Price

\$2,450,000 - \$2,550,000

Median Townhouse Price

05/08/2025 - 04/08/2026: \$1,853,000

Comparable Properties



4A Southey St BRIGHTON 3186 (REI)

Agent Comments



Price: \$2,300,000

Method: Private Sale

Date: 29/06/2026

Property Type: Townhouse (Res)



2/5 Campbell St BRIGHTON 3186 (REI/VG)

Agent Comments



Price: \$2,415,000

Method: Private Sale

Date: 22/05/2026

Property Type: Townhouse (Res)

Land Size: 293 sqm approx



9b Landcox St BRIGHTON EAST 3187 (REI/VG)

Agent Comments



Price: \$2,200,000

Method: Private Sale

Date: 09/02/2026

Property Type: Townhouse (Res)

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