

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

6/38 Normanby Street, Brighton Vic 3186

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$1,140,000 Property Type Unit Suburb Brighton

Period - From 01/04/2026 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	4/46 Cole St BRIGHTON 3186	\$950,000	08/08/2026
2	5/8 Manor St BRIGHTON 3186	\$880,000	25/05/2026
3	3/8 Cavendish Pl BRIGHTON 3186	\$905,000	18/04/2026

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: 12/08/2026 11:45



 3
  1
  1

Rooms: 6

Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price

\$850,000 - \$900,000

Median Unit Price

June quarter 2026: \$1,140,000

Comparable Properties



4/46 Cole St BRIGHTON 3186 (REI)

Agent Comments

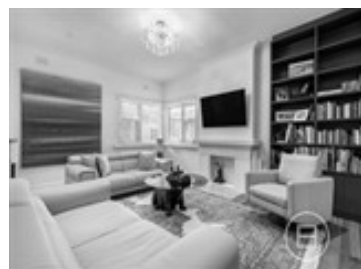
 2
  1
  2

Price: \$950,000

Method: Auction Sale

Date: 08/08/2026

Property Type: Apartment



5/8 Manor St BRIGHTON 3186 (REI)

Agent Comments

 2
  1
  1

Price: \$880,000

Method: Private Sale

Date: 25/05/2026

Property Type: Apartment



3/8 Cavendish Pl BRIGHTON 3186 (REI)

Agent Comments

 2
  1
  1

Price: \$905,000

Method: Private Sale

Date: 18/04/2026

Property Type: Apartment

Account - Woodards | P: 03 9519 8333 | F: 03 9519 8300