

# 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

62 Bay Street, Brighton Vic 3186

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$4,500,000

&

\$4,800,000

### 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 | 372 New St BRIGHTON 3186       | \$4,475,000 | 14/03/2026   |
| 2 | 168 Church St BRIGHTON 3186    | \$4,780,000 | 02/12/2025   |
| 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:

05/05/2026 16:50



6 2 2

**Property Type:** House  
**Land Size:** 707 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$4,500,000 - \$4,800,000  
**Median House Price**  
March quarter 2026: \$3,225,000

## Comparable Properties



**372 New St BRIGHTON 3186 (REI/VG)**

**Agent Comments**

5 3 2

**Price:** \$4,475,000  
**Method:** Auction Sale  
**Date:** 14/03/2026  
**Property Type:** House (Res)  
**Land Size:** 782 sqm approx



**168 Church St BRIGHTON 3186 (VG)**

**Agent Comments**

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**Price:** \$4,780,000  
**Method:** Sale  
**Date:** 02/12/2025  
**Property Type:** House (Res)  
**Land Size:** 559 sqm approx

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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