

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

8/657 Nepean Highway, Brighton East Vic 3187

Indicative selling price

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

Range between

\$530,000

&

\$550,000

Median sale price

Median price

\$866,000

Property Type

Unit

Suburb

Brighton East

Period - From

18/05/2025

to

17/05/2026

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	2/60-66 Patterson Rd BENTLEIGH 3204	\$600,000	28/03/2026
2	2/172 Thomas St BRIGHTON EAST 3187	\$534,200	10/02/2026
3	4/657 Nepean Hwy BRIGHTON EAST 3187	\$520,000	21/11/2025

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:

18/05/2026 15:57



2 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$530,000 - \$550,000
Median Unit Price
18/05/2025 - 17/05/2026: \$866,000

Comparable Properties



2/60-66 Patterson Rd BENTLEIGH 3204 (REI)

Agent Comments

2 1 1

Price: \$600,000
Method: Auction Sale
Date: 28/03/2026
Property Type: Apartment



2/172 Thomas St BRIGHTON EAST 3187 (VG)

Agent Comments

2 - -

1 bathroom 1 car park

Price: \$534,200
Method: Sale
Date: 10/02/2026
Property Type: Strata Unit/Flat



4/657 Nepean Hwy BRIGHTON EAST 3187 (REI/VG)

Agent Comments

2 1 1

Price: \$520,000
Method: Private Sale
Date: 21/11/2025
Property Type: Apartment

Account - Atria Real Estate