

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 11/17-19 Grosvenor Street, Brighton Vic 3186
Including suburb and postcode

Indicative selling price

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

Single price \$1,650,000

Median sale price

Median price	\$1,340,000	Property Type	Unit	Suburb	Brighton
Period - From	01/01/2025	to	31/12/2025	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	2/164 Esplanade BRIGHTON 3186	\$1,410,000	21/10/2025
2	3/440 New St BRIGHTON 3186	\$1,690,000	06/09/2025
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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:

13/01/2026 12:47


Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
 \$1,650,000

Median Unit Price

Year ending December 2025: \$1,340,000

Comparable Properties


2/164 Esplanade BRIGHTON 3186 (REI)


Agent Comments

Price: \$1,410,000

Method: Private Sale

Date: 21/10/2025

Property Type: Apartment

3/440 New St BRIGHTON 3186 (VG)


Agent Comments

Price: \$1,690,000

Method: Sale

Date: 06/09/2025

Property Type: Flat/Unit/Apartment (Res)

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.

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