

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

205/83 Bay Street, Brighton Vic 3186

Indicative selling price

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

Range between \$1,975,000 & \$2,150,000

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 | 8/11-13 Well St BRIGHTON 3186 | \$2,210,000 | 04/10/2025 |
| 2 | 103/12 Lindsay St BRIGHTON 3186 | \$2,150,000 | 28/08/2025 |
| 3 | 104/64 Black St BRIGHTON 3186 | \$2,100,000 | 08/08/2025 |

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:

22/01/2026 09:50



3 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$1,975,000 - \$2,150,000

Median Unit Price

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

Comparable Properties

**8/11-13 Well St BRIGHTON 3186 (REI)**

3 2 2

Price: \$2,210,000**Method:** Auction Sale**Date:** 04/10/2025**Property Type:** Apartment

Agent Comments

**103/12 Lindsay St BRIGHTON 3186 (REI)**

3 2 2

Price: \$2,150,000**Method:** Private Sale**Date:** 28/08/2025**Property Type:** Apartment

Agent Comments

**104/64 Black St BRIGHTON 3186 (REI/VG)**

3 3 2

Price: \$2,100,000**Method:** Private Sale**Date:** 08/08/2025**Property Type:** Apartment

Agent Comments

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400