

# 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](http://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)**

Agent Comments

3 2 2

**Price:** \$2,210,000

**Method:** Auction Sale

**Date:** 04/10/2025

**Property Type:** Apartment



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

Agent Comments

3 2 2

**Price:** \$2,150,000

**Method:** Private Sale

**Date:** 28/08/2025

**Property Type:** Apartment



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

Agent Comments

3 3 2

**Price:** \$2,100,000

**Method:** Private Sale

**Date:** 08/08/2025

**Property Type:** Apartment

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