

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

8/10 St Andrews Street, Brighton Vic 3186

Indicative selling price

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

Single price

\$1,300,000

Median sale price

Median price

\$1,307,000

Property Type

Unit

Suburb

Brighton

Period - From

01/04/2025

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	6/164 Esplanade BRIGHTON 3186	\$1,295,000	23/05/2026
2	2/7 Binnie St BRIGHTON EAST 3187	\$1,306,000	21/02/2026
3	6/60-62 Milroy St BRIGHTON EAST 3187	\$1,320,000	28/01/2026

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:

03/06/2026 12:52



2 2 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$1,300,000

Median Unit Price
Year ending March 2026: \$1,307,000

Comparable Properties



6/164 Esplanade BRIGHTON 3186 (REI)

[Agent Comments](#)

2 1 1

Price: \$1,295,000
Method: Auction Sale
Date: 23/05/2026
Property Type: Unit

2/7 Binnie St BRIGHTON EAST 3187 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$1,306,000
Method: Auction Sale
Date: 21/02/2026
Property Type: Villa



6/60-62 Milroy St BRIGHTON EAST 3187 (REI)

[Agent Comments](#)

3 2 2

Price: \$1,320,000
Method: Sold Before Auction
Date: 28/01/2026
Property Type: Townhouse (Res)

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