

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
9/263 St Kilda Street, Brighton Vic 3186

Indicative selling price

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

Range between \$950,000 & \$1,045,000

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	2/117 North Rd BRIGHTON 3186	\$1,008,000	19/11/2025
2	3/10 Boxshall St BRIGHTON 3186	\$1,050,000	12/09/2025
3			

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:

27/01/2026 12:55


Property Type: Apartment

Agent Comments
Indicative Selling Price

\$950,000 - \$1,045,000

Median Unit Price

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

Comparable Properties


2/117 North Rd BRIGHTON 3186 (REI)

Price: \$1,008,000

Method: Sold Before Auction

Date: 19/11/2025

Property Type: Apartment

Agent Comments

3/10 Boxshall St BRIGHTON 3186 (REI/VG)

Price: \$1,050,000

Method: Sold Before Auction

Date: 12/09/2025

Property Type: Apartment

Agent Comments

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.

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