

## 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

15 Cavendish Place, 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 \$1,925,000 & \$2,115,000

#### Median sale price

Median price \$3,250,000 Property Type House 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	6/20 Yuille St BRIGHTON 3186	\$2,150,000	12/01/2026
2	8/20 Yuille St BRIGHTON 3186	\$2,355,000	13/10/2025
3	1/72 Well St BRIGHTON 3186	\$2,100,000	03/09/2025

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:

19/01/2026 13:26

**Property Type:**

Flat/Unit/Apartment (Res)

**Agent Comments****Indicative Selling Price**

\$1,925,000 - \$2,115,000

**Median House Price**

Year ending December 2025: \$3,250,000

## Comparable Properties

**6/20 Yuille St BRIGHTON 3186 (REI)**

2



3



2

**Agent Comments****Price:** \$2,150,000**Method:** Private Sale**Date:** 12/01/2026**Property Type:** Townhouse (Single)**8/20 Yuille St BRIGHTON 3186 (REI/VG)**

2



2



4

**Agent Comments****Price:** \$2,355,000**Method:** Private Sale**Date:** 13/10/2025**Property Type:** Townhouse (Single)**Land Size:** 498 sqm approx**1/72 Well St BRIGHTON 3186 (REI/VG)**

3



2



2

**Agent Comments****Price:** \$2,100,000**Method:** Sold Before Auction**Date:** 03/09/2025**Property Type:** Townhouse (Res)**Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400**