

# 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

10 York 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 \$2,200,000

&

\$2,400,000

### Median sale price

Median price \$3,305,000

Property Type House

Suburb Brighton

Period - From 10/06/2025

to

09/06/2026

Source Property Data

### 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	7 Edgar St BRIGHTON 3186	\$2,280,000	16/02/2026
2			
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:

10/06/2026 16:33

10 York Street, Brighton Vic 3186

**NICK JOHNSTONE**  
*your personal agent*

Nick Johnstone

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**Indicative Selling Price**

\$2,200,000 - \$2,400,000

**Median House Price**

10/06/2025 - 09/06/2026: \$3,305,000



 3  3  2

**Property Type:** House

**Land Size:** 264 sqm approx

Agent Comments

## Comparable Properties



**7 Edgar St BRIGHTON 3186 (REI/VG)**

Agent Comments

 4  3  2

**Price:** \$2,280,000

**Method:** Private Sale

**Date:** 16/02/2026

**Property Type:** House (Res)

**Land Size:** 362 sqm approx

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



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