

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

93A North Road, Brighton Vic 3186

Indicative selling price

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

Range between \$3,400,000 & \$3,600,000

Median sale price

Median price \$3,225,000 Property Type House Suburb Brighton

Period - From 01/01/2026 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 | 105 Halifax St BRIGHTON 3186 | \$3,688,888 | 24/02/2026 |
| 2 | 4 Daley St ELWOOD 3184 | \$3,700,000 | 24/02/2026 |
| 3 | 34 Foam St ELWOOD 3184 | \$3,450,000 | 18/02/2026 |

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:

28/05/2026 12:41



3 3 4

Property Type: House
Land Size: 542 sqm approx
 Agent Comments

Indicative Selling Price
 \$3,400,000 - \$3,600,000
Median House Price
 March quarter 2026: \$3,225,000

Comparable Properties



105 Halifax St BRIGHTON 3186 (VG)

Agent Comments

4 - -

Price: \$3,688,888
Method: Sale
Date: 24/02/2026
Property Type: House (Res)
Land Size: 697 sqm approx



4 Daley St ELWOOD 3184 (REI)

Agent Comments

4 2 3

Price: \$3,700,000
Method: Private Sale
Date: 24/02/2026
Property Type: House (Res)
Land Size: 557 sqm approx



34 Foam St ELWOOD 3184 (REI)

Agent Comments

4 3 2

Price: \$3,450,000
Method: Sold Before Auction
Date: 18/02/2026
Property Type: House (Res)

Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139



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