

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

106/186 Bay Street, Brighton Vic 3186

Indicative selling price

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

Range between \$600,000

&

\$650,000

Median sale price

Median price \$1,160,000

Property Type Unit

Suburb Brighton

Period - From 20/06/2024

to

19/06/2025

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	102/184-186 Bay St BRIGHTON 3186	\$583,000	10/06/2025
2	108/116 Martin St BRIGHTON 3186	\$620,000	05/04/2025
3	7/21 Kingsley St ELWOOD 3184	\$620,000	05/04/2025

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:

20/06/2025 16:46



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$600,000 - \$650,000
Median Unit Price
20/06/2024 - 19/06/2025: \$1,160,000

Comparable Properties



102/184-186 Bay St BRIGHTON 3186 (REI)

Agent Comments



Price: \$583,000
Method: Private Sale
Date: 10/06/2025
Property Type: Apartment



108/116 Martin St BRIGHTON 3186 (REI/VG)

Agent Comments



Price: \$620,000
Method: Private Sale
Date: 05/04/2025
Property Type: Apartment



7/21 Kingsley St ELWOOD 3184 (REI)

Agent Comments



Price: \$620,000
Method: Private Sale
Date: 05/04/2025
Property Type: Apartment

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