

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

303/317 New Street, Brighton Vic 3186

Indicative selling price

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

Range between

\$470,000

&

\$495,000

Median sale price

Median price

\$1,362,500

Property Type

Unit

Suburb

Brighton

Period - From

02/07/2024

to

01/07/2025

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	212/317 New St BRIGHTON 3186	\$475,000	01/06/2025
2	211/317 New St BRIGHTON 3186	\$475,000	12/03/2025
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:

02/07/2025 14:28

Jenny Dwyer
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Indicative Selling Price
\$470,000 - \$495,000
Median Unit Price

02/07/2024 - 01/07/2025: \$1,362,500



1 1 1

Property Type: Apartment
Agent Comments

Comparable Properties



212/317 New St BRIGHTON 3186 (REI)

Agent Comments

1 1 1

Price: \$475,000
Method: Private Sale
Date: 01/06/2025
Property Type: Apartment



211/317 New St BRIGHTON 3186 (REI/VG)

Agent Comments

1 1 1

Price: \$475,000
Method: Private Sale
Date: 12/03/2025
Property Type: Apartment

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 - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840