

# 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](http://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

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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.

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