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	300 St Kilda Street, Brighton Vic 3186

Indicative selling price

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

Range between $2,700,000 & $2,900,000

Median sale price

Median price $3,300,000 Property Type House Suburb Brighton

Period - From 01/04/2025 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	24 Montclair Av BRIGHTON 3186	$2,825,000	03/04/2026
2	278 St Kilda St BRIGHTON 3186	$2,700,000	05/02/2026
3	10 Halifax St BRIGHTON 3186	$3,200,000	13/12/2025

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: 01/06/2026 11:30

300 St Kilda Street, Brighton Vic 3186

RT Edgar

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Property Type: House (Previously Occupied - Detached)
Land Size: 766 sqm approx

Agent Comments

Indicative Selling Price
$2,700,000 - $2,900,000
Median House Price
Year ending March 2026: $3,300,000

Comparable Properties

24 Montclair Av BRIGHTON 3186 (REI)

4 3 4

Price: $2,825,000
Method: Private Sale
Date: 03/04/2026
Property Type: House
Land Size: 743 sqm approx

Agent Comments

278 St Kilda St BRIGHTON 3186 (VG)

3 - -

Price: $2,700,000
Method: Sale
Date: 05/02/2026
Property Type: House (Res)
Land Size: 669 sqm approx

Agent Comments

10 Halifax St BRIGHTON 3186 (REI/VG)

3 2 3

Price: $3,200,000
Method: Private Sale
Date: 13/12/2025
Property Type: House
Land Size: 681 sqm approx

Agent Comments

Account - RT Edgar Bayside | P: 03 9591 0602 | F: 03 9592 0805

REIV THE DIFFERENCE | propertydata.com.au

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