

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

1/14 Normanby Street, Brighton Vic 3186

Indicative selling price

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

Single price

\$3,680,000

Median sale price

Median price

\$1,210,000

Property Type

Unit

Suburb

Brighton

Period - From

01/04/2025

to

30/06/2025

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	103/59 Carpenter St BRIGHTON 3186	\$3,250,000	19/07/2025
2	2/6 Lindsay St BRIGHTON 3186	\$4,600,000	18/07/2025
3	1/12 Black St BRIGHTON 3186	\$3,900,000	18/06/2025

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:

25/07/2025 13:56



Property Type:
Agent Comments

Indicative Selling Price
\$3,680,000
Median Unit Price
June quarter 2025: \$1,210,000

Comparable Properties



103/59 Carpenter St BRIGHTON 3186 (REI)

Agent Comments



Price: \$3,250,000
Method: Private Sale
Date: 19/07/2025
Property Type: Apartment
Land Size: 191 sqm approx



2/6 Lindsay St BRIGHTON 3186 (REI)

Agent Comments



Price: \$4,600,000
Method: Private Sale
Date: 18/07/2025
Property Type: Apartment
Land Size: 402 sqm approx



1/12 Black St BRIGHTON 3186 (REI)

Agent Comments



Price: \$3,900,000
Method: Private Sale
Date: 18/06/2025
Property Type: Apartment

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