

# 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

4/2D Dendy 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 \$4,650,000

&

\$4,950,000

### Median sale price

Median price \$1,310,500

Property Type Unit

Suburb Brighton

Period - From 01/07/2024

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	202/9 Adamson St BRIGHTON 3186	\$4,550,000	07/03/2025
2			
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:

23/07/2025 11:32

4/2D Dendy Street, Brighton Vic 3186

RT Edgar

Will Maxted  
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3 4 3

Property Type: Apartment  
Land Size: 403 sqm approx  
Agent Comments

Indicative Selling Price  
\$4,650,000 - \$4,950,000  
Median Unit Price  
Year ending June 2025: \$1,310,500

## Comparable Properties

202/9 Adamson St BRIGHTON 3186 (REI)

Agent Comments

4 3 2

Price: \$4,550,000  
Method:  
Date: 07/03/2025  
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 - RT Edgar Bayside | P: 03 9591 0602 | F: 03 9592 0805



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