

# 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

101/64 Black 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 \$1,600,000

&

\$1,750,000

### Median sale price

Median price \$1,310,500

Property Type Unit

Suburb Brighton

Period - From 01/04/2024

to 31/03/2025

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	2/22 Willansby Av BRIGHTON 3186	\$1,795,000	13/05/2025
2	1/64 Black St BRIGHTON 3186	\$1,800,000	04/04/2025
3	2/2 Black St BRIGHTON 3186	\$2,200,000	20/03/2025

**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:

03/07/2025 13:07



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,600,000 - \$1,750,000  
**Median Unit Price**  
Year ending March 2025: \$1,310,500

## Comparable Properties



**2/22 Willansby Av BRIGHTON 3186 (REI)**

Agent Comments



**Price:** \$1,795,000  
**Method:** Private Sale  
**Date:** 13/05/2025  
**Property Type:** Apartment



**1/64 Black St BRIGHTON 3186 (REI/VG)**

Agent Comments



**Price:** \$1,800,000  
**Method:** Private Sale  
**Date:** 04/04/2025  
**Property Type:** Apartment



**2/2 Black St BRIGHTON 3186 (REI/VG)**

Agent Comments



**Price:** \$2,200,000  
**Method:** Sold Before Auction  
**Date:** 20/03/2025  
**Property Type:** Apartment

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