

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

213/81 Asling Street, Brighton Vic 3186

Indicative selling price

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

Range between \$630,000 & \$650,000

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	4/66 Downshire Rd ELSTERNWICK 3185	\$640,000	05/04/2025
2	105/116 Martin St BRIGHTON 3186	\$652,000	02/12/2024
3	5/435 St Kilda St ELWOOD 3184	\$650,000	25/11/2024

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:

15/04/2025 16:26



2
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 1

Rooms: 4

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$630,000 - \$650,000

Median Unit Price

Year ending March 2025: \$1,310,500

Comparable Properties



4/66 Downshire Rd ELSTERNWICK 3185 (REI)

Agent Comments

2
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Price: \$640,000

Method: Auction Sale

Date: 05/04/2025

Property Type: Apartment

105/116 Martin St BRIGHTON 3186 (VG)

Agent Comments

2
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Price: \$652,000

Method: Sale

Date: 02/12/2024

Property Type: Flat/Unit/Apartment (Res)



5/435 St Kilda St ELWOOD 3184 (REI)

Agent Comments

2
 1
 1

Price: \$650,000

Method: Private Sale

Date: 25/11/2024

Property Type: Apartment

Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139