

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

104/64 Black Street, Brighton Vic 3186

Indicative selling price

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

Range between \$2,250,000

&

\$2,475,000

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	G01/19 Halifax St BRIGHTON 3186	\$2,425,000	20/02/2025
2	1/19 Halifax St BRIGHTON 3186	\$2,425,000	20/02/2025
3	103/64 Black St BRIGHTON 3186	\$2,300,000	03/02/2025

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:

11/07/2025 09:41

104/64 Black Street, Brighton Vic 3186

RT Edgar

Will Maxted

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Indicative Selling Price

\$2,250,000 - \$2,475,000

Median Unit Price

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



Property Type:
Agent Comments

Comparable Properties

G01/19 Halifax St BRIGHTON 3186 (REI)

Agent Comments



Price: \$2,425,000
Method:
Date: 20/02/2025
Property Type: Apartment

1/19 Halifax St BRIGHTON 3186 (VG)

Agent Comments



Price: \$2,425,000
Method: Sale
Date: 20/02/2025
Property Type: Strata Unit/Flat



103/64 Black St BRIGHTON 3186 (REI/VG)

Agent Comments



Price: \$2,300,000
Method: Private Sale
Date: 03/02/2025
Property Type: Apartment

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



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