

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

16/49 HEAD STREET BRIGHTON VIC 3186

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$2,000,000

&

\$2,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,210,000

Property type

Unit

Suburb

Brighton

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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 6 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

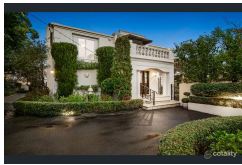
1/422 ST KILDA STREET BRIGHTON VIC 3186	\$2,060,000	24-Aug-24
42C COLE STREET BRIGHTON VIC 3186	\$2,145,000	22-Apr-24
3/19-21 ORMOND ESPLANADE ELWOOD VIC 3184	\$2,300,000	11-Sep-24

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 6 months.~~

This Statement of Information was prepared on: 21 July 2025

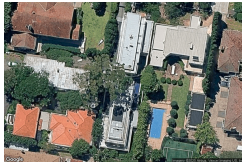
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E michaeltownsend@mcgrath.com.au



1/422 ST KILDA STREET BRIGHTON VIC 3186 Sold Price **\$2,060,000** Sold Date **24-Aug-24**

3 2 2

Distance **0.35km**



42C COLE STREET BRIGHTON VIC 3186 Sold Price **\$2,145,000** Sold Date **22-Apr-24**

3 2 2

Distance **0.33km**



3/19-21 ORMOND ESPLANADE ELWOOD VIC 3184

Sold Price **\$2,300,000** Sold Date **11-Sep-24**

3 2 2

Distance **1.35km**

RS = Recent sale UN = Undisclosed Sale

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