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	106/186 Bay Street, Brighton Vic 3186

Indicative selling price

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

Single price $595,000

Median sale price

Median price $1,388,500 Property Type Unit Suburb Brighton

Period - From 12/11/2024 to 11/11/2025 Source Property Data

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	8/123 Dendy St BRIGHTON EAST 3187	$595,000	11/10/2025
2	6/14 Enfield Rd BRIGHTON 3186	$600,000	16/08/2025
3	3/4 Carpenter St BRIGHTON 3186	$590,000	03/06/2025

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: 12/11/2025 12:04

106/186 Bay Street, Brighton Vic 3186



2 1 0

Property Type: Apartment

Agent Comments

Indicative Selling Price
$595,000
Median Unit Price
12/11/2024 - 11/11/2025: $1,388,500

Comparable Properties



8/123 Dendy St BRIGHTON EAST 3187 (REI)

2 1 1

Price: $595,000
Method: Private Sale
Date: 11/10/2025
Property Type: Apartment

Agent Comments



6/14 Enfield Rd BRIGHTON 3186 (REI/VG)

2 1 1

Price: $600,000
Method: Auction Sale
Date: 16/08/2025
Property Type: Unit

Agent Comments



3/4 Carpenter St BRIGHTON 3186 (REI/VG)

2 1 2

Price: $590,000
Method: Private Sale
Date: 03/06/2025
Property Type: Apartment

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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