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	301/209-211 Bay Street, Brighton Vic 3186

Indicative selling price

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

Single price $799,000

Median sale price

Median price $1,425,000 Property Type Unit Suburb Brighton

Period - From 01/07/2025 to 30/09/2025 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	3/363 New St BRIGHTON 3186	$830,000	09/08/2025
2	G06/7-9 Cowra St BRIGHTON 3186	$820,000	07/08/2025
3	103/111 Gardenvale Rd GARDENVALE 3185	$779,000	08/07/2025

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: 11/11/2025 11:50

301/209-211 Bay Street, Brighton Vic 3186

JellisCraig

Jackson Jacotine
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2 2 2

Property Type: Apartment

Indicative Selling Price
$799,000
Median Unit Price
September quarter 2025: $1,425,000

Comparable Properties



3/363 New St BRIGHTON 3186 (REI)

2 1 2

Price: $830,000
Method: Auction Sale
Date: 09/08/2025
Property Type: Apartment

Agent Comments



G06/7-9 Cowra St BRIGHTON 3186 (REI)

2 2 2

Price: $820,000
Method: Private Sale
Date: 07/08/2025
Property Type: Apartment

Agent Comments



103/111 Gardenvale Rd GARDENVALE 3185 (REI)

2 2 1

Price: $779,000
Method: Private Sale
Date: 08/07/2025
Property Type: Unit
Land Size: 121 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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