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	3/128 North Road, Brighton Vic 3186

Indicative selling price

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

Range between $1,950,000 & $2,100,000

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	2/5a Railway Av BRIGHTON 3186	$1,800,000	23/11/2025
2	28/49 Head St BRIGHTON 3186	$2,050,000	12/09/2025
3	16/49 Head St BRIGHTON 3186	$2,100,000	10/09/2025

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: 24/11/2025 10:24

3/128 North Road, Brighton Vic 3186

JellisCraig

Simone Howell
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3 2 2

Property Type: Townhouse

Indicative Selling Price
$1,950,000 - $2,100,000
Median Unit Price
September quarter 2025: $1,425,000

Comparable Properties

2/5a Railway Av BRIGHTON 3186 (REI)

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Price: $1,800,000
Method:
Date: 23/11/2025
Property Type: Townhouse (Single)

Agent Comments



28/49 Head St BRIGHTON 3186 (REI)

3 2 2

Price: $2,050,000
Method: Private Sale
Date: 12/09/2025
Property Type: Townhouse (Res)

Agent Comments



16/49 Head St BRIGHTON 3186 (REI)

4 3 2

Price: $2,100,000
Method: Private Sale
Date: 10/09/2025
Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig | P: 03 9194 1200

REIV THE DIFFERENCE

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