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	3/11 Grosvenor Street, Brighton Vic 3186

Indicative selling price

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

Single price $1,200,000

Median sale price

Median price $1,375,000 Property Type Unit Suburb Brighton

Period - From 01/10/2024 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	8/258 St Kilda St BRIGHTON 3186	$1,245,000	09/08/2025
2			
3			

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: 05/12/2025 15:47

3/11 Grosvenor Street, Brighton Vic 3186



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$1,200,000
Median Unit Price
Year ending September 2025: $1,375,000

Comparable Properties



8/258 St Kilda St BRIGHTON 3186 (REI/VG)

3 1 1

Price: $1,245,000
Method: Auction Sale
Date: 09/08/2025
Property Type: Apartment

Agent Comments

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.

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840

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