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	307/380 Bay Street, Brighton Vic 3186

Indicative selling price

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

Range between $1,400,000 & $1,450,000

Median sale price

Median price $1,300,000 Property Type Unit Suburb Brighton

Period - From 01/10/2025 to 31/12/2025 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	103/2 Well St BRIGHTON 3186	$1,400,000	24/12/2025
2	1/301 St Kilda St BRIGHTON 3186	$1,450,000	27/10/2025
3	302/125 Martin St BRIGHTON 3186	$1,480,000	21/08/2025

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: 12/02/2026 10:57

307/380 Bay Street, Brighton Vic 3186

HODGES



3 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$1,400,000 - $1,450,000
Median Unit Price
December quarter 2025: $1,300,000

Comparable Properties



103/2 Well St BRIGHTON 3186 (REI)

2 2 2

Price: $1,400,000
Method: Private Sale
Date: 24/12/2025
Property Type: Apartment

Agent Comments



1/301 St Kilda St BRIGHTON 3186 (REI/VG)

3 2 2

Price: $1,450,000
Method: Private Sale
Date: 27/10/2025
Property Type: Apartment
Land Size: 143 sqm approx

Agent Comments



302/125 Martin St BRIGHTON 3186 (REI/VG)

2 2 2

Price: $1,480,000
Method: Private Sale
Date: 21/08/2025
Property Type: Apartment

Agent Comments

Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139

REIV THE DIFFERENCE

propertydata .com.au

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