Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the E*state Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	16 NEWBAY CRESCENT, BRIGHTON, VIC 3186

Indicative selling price

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

Price Range:	$4,300,000 to $4,600,000

Median sale price

Median price	$3,100,000	Property type	House	Suburb	BRIGHTON
Period	01 October 2025 to 31 December 2025	Source	pricefinder		

Comparable property sales

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.

Address of comparable property	Price	Date of sale
17A CLUDEN ST, BRIGHTON EAST, VIC 3187	$4,300,000	07/12/2025
10 HOLMWOOD AVE, BRIGHTON, VIC 3186	$4,621,888	10/09/2025

This Statement of Information was prepared on: 16/02/2026