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	G01/1A Loller Street, Brighton Vic 3186

Indicative selling price

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

Range between $3,650,000 & $4,000,000

Median sale price

Median price $3,180,000 Property Type House 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	4/2d Dendy St BRIGHTON 3186	$4,485,000	13/01/2026
2	204/41a Black St BRIGHTON 3186	$3,700,000	21/11/2025
3	8/10 Sandown St BRIGHTON 3186	$3,950,000	18/09/2025

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: 17/02/2026 18:40

G01/1A Loller Street, Brighton Vic 3186

MARSHALL WHITE



4 3 2

Property Type: Apartment
Land Size: 350 sqm approx

Agent Comments

Indicative Selling Price
$3,650,000 - $4,000,000
Median House Price
December quarter 2025: $3,180,000

Comparable Properties



4/2d Dendy St BRIGHTON 3186 (REI)

3 4 3

Price: $4,485,000
Method: Private Sale
Date: 13/01/2026
Property Type: Apartment

Agent Comments

Less apartments in the complex / few years older. Had a larger external area

204/41a Black St BRIGHTON 3186 (VG)

3 - -

Price: $3,700,000
Method: Sale
Date: 21/11/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Few years older, closer to church street. Less wow factor compared to loller interiors



8/10 Sandown St BRIGHTON 3186 (REI/VG)

3 2 2

Price: $3,950,000
Method: Private Sale
Date: 18/09/2025
Property Type: Apartment

Agent Comments

Has beach views, inferior overall condition.

Account - Marshall White | P: 03 9822 9999

REIV THE DIFFERENCE

propertydata .com.au

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