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: 107 Martin Street, Brighton Vic 3186

Indicative selling price

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

Range between $2,500,000 & $2,700,000

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	15 Foote St BRIGHTON 3186	$2,800,000	17/12/2025
2	39 Murray St ELSTERNWICK 3185	$2,480,000	09/11/2025
3	299 New St BRIGHTON 3186	$2,535,000	30/10/2025

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: 10/02/2026 10:32

107 Martin Street, Brighton Vic 3186

JellisCraig

Danielle Harvey
03 9194 1200
0433 509 786
danielleharvey@jelliscraig.com.au

Indicative Selling Price
$2,500,000 - $2,700,000
Median House Price
December quarter 2025: $3,180,000



4 2 1

Property Type: House (Res)

Agent Comments

Comparable Properties



15 Foote St BRIGHTON 3186 (VG)

3 - -

Price: $2,800,000
Method: Sale
Date: 17/12/2025
Property Type: House (Res)
Land Size: 308 sqm approx

Agent Comments



39 Murray St ELSTERNWICK 3185 (REI)

2 1 3

Price: $2,480,000
Method: Auction Sale
Date: 09/11/2025
Property Type: House
Land Size: 662 sqm approx

Agent Comments



299 New St BRIGHTON 3186 (REI/VG)

3 2 4

Price: $2,535,000
Method: Private Sale
Date: 30/10/2025
Property Type: House

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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