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	309/209- 211 Bay Street, Brighton Vic 3186

Indicative selling price

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

Single price $420,000

Median sale price

Median price $1,340,000 Property Type Unit Suburb Brighton

Period - From 01/01/2025 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	17/18 Cochrane St BRIGHTON 3186	$420,000	23/12/2025
2	211/211 Bay St BRIGHTON 3186	$380,000	08/12/2025
3	1/37 Lantana Rd GARDENVALE 3185	$405,000	07/11/2025

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: 24/02/2026 15:26

309/209- 211 Bay Street, Brighton Vic 3186

JellisCraig

Alex Grigoriadis
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1 1 1

Property Type: Apartment

Indicative Selling Price
$420,000
Median Unit Price
Year ending December 2025: $1,340,000

Comparable Properties



17/18 Cochrane St BRIGHTON 3186 (REI/VG)

1 1 1

Price: $420,000
Method: Private Sale
Date: 23/12/2025
Property Type: Apartment

Agent Comments



211/211 Bay St BRIGHTON 3186 (REI/VG)

1 1 1

Price: $380,000
Method: Private Sale
Date: 08/12/2025
Property Type: Apartment

Agent Comments



1/37 Lantana Rd GARDENVALE 3185 (REI/VG)

1 1 1

Price: $405,000
Method: Private Sale
Date: 07/11/2025
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9593 4500

REIV THE DIFFERENCE | propertydata.com.au

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