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	1/307 New Street, Brighton VIC 3186

Indicative selling price

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

Single price	$840,000

Median sale price

Median price	$3,311,500	Property Type	Other	Suburb	Brighton
Period - From	01/10/2025	to	30/03/2026	Source	Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
3/8 Manor Street Brighton VIC 3186	$805,000	29/12/2025
Dawson Avenue Brighton VIC 3186	$835,000	23/01/2026
1/270 St Kilda Street Brighton VIC 3186	$850,000	22/12/2025

This Statement of Information was prepared on: 31/03/2026