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	103/211 Bay Street, Brighton Vic 3186

Indicative selling price

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

Single price $575,000

Median sale price

Median price $1,245,000 Property Type Unit Suburb Brighton

Period - From 04/05/2025 to 03/05/2026 Source Property Data

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	102/211 Bay St BRIGHTON 3186	$575,000	01/03/2026
2	102/209 Bay St BRIGHTON 3186	$575,000	28/02/2026
3			

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: 04/05/2026 13:46

103/211 Bay Street, Brighton Vic 3186



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$575,000
Median Unit Price
04/05/2025 - 03/05/2026: $1,245,000

Comparable Properties

102/211 Bay St BRIGHTON 3186 (VG)

2 - -

Agent Comments

Price: $575,000
Method: Sale
Date: 01/03/2026
Property Type: Flat/Unit/Apartment (Res)



102/209 Bay St BRIGHTON 3186 (REI)

2 1 1

Agent Comments

Price: $575,000
Method: Private Sale
Date: 28/02/2026
Property Type: Apartment

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.

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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