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	1/102-106 Were Street, Brighton Vic 3186

Indicative selling price

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

Range between $950,000 & $1,000,000

Median sale price

Median price $1,400,000 Property Type Unit Suburb Brighton

Period - From 01/01/2026 to 31/03/2026 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	3/8 Cavendish Pl BRIGHTON 3186	$905,000	18/04/2026
2	2/88 Roslyn St BRIGHTON 3186	$1,005,000	15/04/2026
3	2/29 Pine St BRIGHTON EAST 3187	$955,000	21/12/2025

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: 30/05/2026 15:32

1/102-106 Were Street, Brighton Vic 3186

HODGES



2 1 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$950,000 - $1,000,000
Median Unit Price
March quarter 2026: $1,400,000

Comparable Properties



3/8 Cavendish Pl BRIGHTON 3186 (REI)

2 1 1

Price: $905,000
Method: Private Sale
Date: 18/04/2026
Property Type: Apartment

Agent Comments



2/88 Roslyn St BRIGHTON 3186 (VG)

2 - -

Price: $1,005,000
Method: Sale
Date: 15/04/2026
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



2/29 Pine St BRIGHTON EAST 3187 (REI/VG)

2 1 1

Price: $955,000
Method: Private Sale
Date: 21/12/2025
Property Type: Apartment

Agent Comments

Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139

REIV THE DIFFERENCE | propertydata.com.au

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