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	LG01/74 Well Street, Brighton Vic 3186

Indicative selling price

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

Range between $2,900,000 & $3,190,000

Median sale price

Median price $3,237,500 Property Type House Suburb Brighton

Period - From 01/07/2025 to 30/06/2026 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	3/61 Well St BRIGHTON 3186	$3,625,000	17/06/2026
2	103/9 Adamson St BRIGHTON 3186	$3,525,000	15/05/2026
3	1/26 Esplanade BRIGHTON 3186	$3,600,000	02/04/2026

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: 17/07/2026 16:41

LG01/74 Well Street, Brighton Vic 3186

JellisCraig

Michael Hingston
9194 1200
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4 4 3

Property Type: Apartment

Indicative Selling Price
$2,900,000 - $3,190,000
Median House Price
Year ending June 2026: $3,237,500

Comparable Properties

3/61 Well St BRIGHTON 3186 (REI)

3 2 3

Price: $3,625,000
Method: Private Sale
Date: 17/06/2026
Property Type: Apartment

Agent Comments

103/9 Adamson St BRIGHTON 3186 (VG)

3 - -

Price: $3,525,000
Method: Sale
Date: 15/05/2026
Property Type: Strata Unit/Flat

Agent Comments

1/26 Esplanade BRIGHTON 3186 (REI/VG)

3 2 3

Price: $3,600,000
Method: Expression of Interest
Date: 02/04/2026
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9194 1200

REIV THE DIFFERENCE

propertydata.com.au

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