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	4/2D DENDY STREET BRIGHTON VIC 3186

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$4,400,000	&	$4,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,310,000	Property type	Unit	Suburb	Brighton
Period-from	01 Nov 2024	to	31 Oct 2025	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 6 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
2/6 LINDSAY STREET BRIGHTON VIC 3186	$4,600,000	18-Jul-25
201/41A BLACK STREET BRIGHTON VIC 3186	$4,400,000	17-Nov-25

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 6 months.

This Statement of Information was prepared on: 27 November 2025

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2/6 LINDSAY STREET BRIGHTON VIC 3186

3 4 2

Sold Price **$4,600,000** Sold Date **18-Jul-25**

Distance **1km**



201/41A BLACK STREET BRIGHTON VIC 3186

3 2 3

Sold Price RS **$4,400,000** UN Sold Date **17-Nov-25**

Distance **0.92km**

RS = Recent sale **UN** = Undisclosed Sale

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