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	1/111 Dendy Street, Brighton Vic 3186

Indicative selling price

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

Range between $3,950,000 & $4,345,000

Median sale price

Median price $3,300,000 Property Type House Suburb Brighton

Period - From 04/02/2025 to 03/02/2026 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	17a Cluden St BRIGHTON EAST 3187	$4,300,000	07/12/2025
2			
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: 04/02/2026 15:56

1/111 Dendy Street, Brighton Vic 3186



Property Type:
Agent Comments

Indicative Selling Price
$3,950,000 - $4,345,000
Median House Price
04/02/2025 - 03/02/2026: $3,300,000

Comparable Properties



17a Cluden St BRIGHTON EAST 3187 (REI/VG)

4 3 3

Price: $4,300,000
Method: Private Sale
Date: 07/12/2025
Property Type: Townhouse (Single)
Land Size: 465 sqm approx

Agent Comments

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 - RT Edgar Bayside | P: 03 9591 0602 | F: 03 9592 0805

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