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	6/32 Bay Street, Brighton Vic 3186

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $1,140,000 Property Type Unit Suburb Brighton

Period - From 01/04/2026 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	2/32 Bay St BRIGHTON 3186	$1,215,000	04/06/2026
2	7/32 Outer Cr BRIGHTON 3186	$1,150,000	19/05/2026
3	3/11 Grosvenor St BRIGHTON 3186	$1,200,000	22/01/2026

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: 18/07/2026 14:04

6/32 Bay Street, Brighton Vic 3186

JellisCraig

Nick Renna
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3 3 3

Property Type: Apartment

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median Unit Price
June quarter 2026: $1,140,000

Comparable Properties



2/32 Bay St BRIGHTON 3186 (REI)

3 2 2

Price: $1,215,000
Method: Private Sale
Date: 04/06/2026
Property Type: Unit

Agent Comments



7/32 Outer Cr BRIGHTON 3186 (REI)

3 2 2

Price: $1,150,000
Method: Private Sale
Date: 19/05/2026
Property Type: Apartment

Agent Comments



3/11 Grosvenor St BRIGHTON 3186 (REI/VG)

3 1 1

Price: $1,200,000
Method: Private Sale
Date: 22/01/2026
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9194 1200

REIV THE DIFFERENCE

propertydata .com.au

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