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<br>Including suburb and postcode | 4/52-54 Esplanade, Brighton Vic 3186 |

## Indicative selling price

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

Range between $880,000 & $920,000

## 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 | 5/8 Manor St BRIGHTON 3186 | $880,000 | 25/05/2026 |
| 2 | 1/8 Cavendish Pl BRIGHTON 3186 | $880,000 | 03/04/2026 |
| 3 | 7/770 Hampton St BRIGHTON 3186 | $850,000 | 05/02/2026 |

**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: 15/07/2026 09:28

HODGES



2 1 1

**Property Type:** Unit

Agent Comments

**Indicative Selling Price**
$880,000 - $920,000
**Median Unit Price**
June quarter 2026: $1,140,000

# Comparable Properties

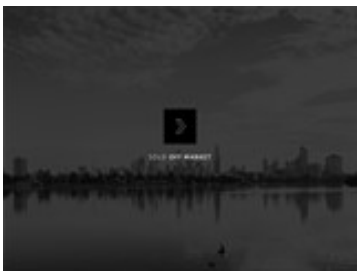


**5/8 Manor St BRIGHTON 3186 (REI/VG)**

2 1 1

**Price:** $880,000
**Method:** Private Sale
**Date:** 25/05/2026
**Property Type:** Apartment

Agent Comments



**1/8 Cavendish Pl BRIGHTON 3186 (REI/VG)**

2 1 2

**Price:** $880,000
**Method:** Private Sale
**Date:** 03/04/2026
**Property Type:** Unit

Agent Comments



**7/770 Hampton St BRIGHTON 3186 (REI/VG)**

2 2 1

**Price:** $850,000
**Method:** Private Sale
**Date:** 05/02/2026
**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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