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	8/10 St Andrews Street, Brighton Vic 3186

Indicative selling price

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

Range between $1,175,000 & $1,275,000

Median sale price

Median price $1,247,500 Property Type Unit 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	27a Hammond St BRIGHTON 3186	$1,220,000	23/06/2026
2	5/12 Byron St BRIGHTON 3186	$1,275,000	22/05/2026
3	2/132 Church St BRIGHTON 3186	$1,228,000	21/05/2026

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: 08/07/2026 16:31

8/10 St Andrews Street, Brighton Vic 3186

JellisCraig

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2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$1,175,000 - $1,275,000
Median Unit Price
Year ending June 2026: $1,247,500

Comparable Properties



27a Hammond St BRIGHTON 3186 (REI)

2 1 2

Price: $1,220,000
Method: Sold Before Auction
Date: 23/06/2026
Property Type: Unit
Land Size: 248 sqm approx

Agent Comments



5/12 Byron St BRIGHTON 3186 (REI/VG)

2 1 2

Price: $1,275,000
Method: Private Sale
Date: 22/05/2026
Property Type: Unit

Agent Comments



2/132 Church St BRIGHTON 3186 (REI/VG)

2 2 1

Price: $1,228,000
Method: Private Sale
Date: 21/05/2026
Property Type: Apartment
Land Size: 221 sqm approx

Agent Comments

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