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	31 Manor Street, Brighton Vic 3186

Indicative selling price

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

Single price $2,050,000

Median sale price

Median price $3,237,500 Property Type House 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	38b St Andrews St BRIGHTON 3186	$2,106,000	16/03/2026
2	3 Barkly St BRIGHTON 3186	$2,070,000	24/03/2026
3	14 York St BRIGHTON 3186	$2,000,000	01/04/2026

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: 27/08/2026 11:39

31 Manor Street, Brighton Vic 3186

James Cherry
0400 960 305
james@slaterlevin.com.au



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$2,050,000
Median House Price
Year ending June 2026: $3,237,500

Comparable Properties



38b St Andrews St BRIGHTON 3186 (REI/VG)

3 2 2

Price: $2,106,000
Method: Sold Before Auction
Date: 16/03/2026
Property Type: House (Res)
Land Size: 337 sqm approx

Agent Comments



3 Barkly St BRIGHTON 3186 (REI)

3 2 4

Price: $2,070,000
Method: Sold Before Auction
Date: 24/03/2026
Property Type: House (Res)

Agent Comments



14 York St BRIGHTON 3186 (VG)

3 - -

Price: $2,000,000
Method: Sale
Date: 01/04/2026
Property Type: House (Res)
Land Size: 268 sqm approx

Agent Comments

Account - Slater & Levin

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