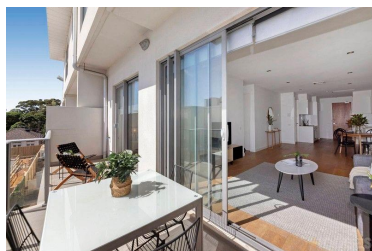




STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



209/103 BAY STREET, BRIGHTON, VIC

2 1 1

Indicative Selling Price

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

Price Range: \$600,000 to \$660,000

Provided by: Vikram Dhankhar, Raine & Horne Pakenham

MEDIAN SALE PRICE



BRIGHTON, VIC, 3186

Suburb Median Sale Price (Unit)

\$1,150,000

01 January 2026 to 30 June 2026

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



209 BAY ST, BRIGHTON, VIC 3186

2 2 1

Sale Price

***\$650,000**

Sale Date: 25/06/2026

Distance from Property: 348m



230/211 BAY ST, BRIGHTON, VIC 3186

2 2 1

Sale Price

\$610,000

Sale Date: 18/03/2026

Distance from Property: 349m



3/42 GROSVENOR ST, BRIGHTON, VIC 3186

2 1 1

Sale Price

***\$600,000**

Sale Date: 15/06/2026

Distance from Property: 727m



This report has been compiled on 05/08/2026 by Raine & Horne Pakenham. Property Data Solutions Pty Ltd 2026 - www.pricefinder.com.au

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