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	1/12 Black Street, Brighton Vic 3186

Indicative selling price

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

Range between $3,950,000 & $4,250,000

Median sale price

Median price $3,350,000 Property Type House Suburb Brighton

Period - From 01/04/2024 to 31/03/2025 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	11 Mccallum St BRIGHTON 3186	$4,112,000	22/02/2025
2	56 St Andrews St BRIGHTON 3186	$4,235,000	18/02/2025
3	1/50 William St BRIGHTON 3186	$3,920,000	02/11/2024

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: 17/04/2025 10:51

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Rooms: 6
Property Type: Apartment

Agent Comments

Indicative Selling Price
$3,950,000 - $4,250,000
Median House Price
Year ending March 2025: $3,350,000

Comparable Properties



11 Mccallum St BRIGHTON 3186 (REI/VG)

4 3 2

Price: $4,112,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)
Land Size: 699 sqm approx

Agent Comments



56 St Andrews St BRIGHTON 3186 (REI)

4 3 2

Price: $4,235,000
Method: Private Sale
Date: 18/02/2025
Property Type: House

Agent Comments



1/50 William St BRIGHTON 3186 (REI/VG)

4 4 3

Price: $3,920,000
Method: Private Sale
Date: 02/11/2024
Property Type: Townhouse (Res)

Agent Comments

Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139

REIV THE DIFFERENCE

propertydata .com.au

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