

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

10/297 St Kilda Street, Brighton Vic 3186

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$1,355,000 Property Type Unit Suburb Brighton

Period - From 01/01/2025 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	102/26 Warleigh Gr BRIGHTON 3186	\$700,000	17/04/2025
2	8/112-118 Gardenvale Rd GARDENVALE 3185	\$730,000	04/03/2025
3	6/16 Victoria St BRIGHTON 3186	\$772,500	29/01/2025

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: 02/05/2025 12:30



2 1 2

Rooms: 3
Property Type: Unit
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median Unit Price
March quarter 2025: \$1,355,000

Comparable Properties



102/26 Warleigh Gr BRIGHTON 3186 (REI)

Agent Comments

2 2 1

Price: \$700,000
Method: Private Sale
Date: 17/04/2025
Property Type: Apartment



8/112-118 Gardenvale Rd GARDENVALE 3185 (REI)

Agent Comments

2 2 1

Price: \$730,000
Method: Private Sale
Date: 04/03/2025
Property Type: Unit



6/16 Victoria St BRIGHTON 3186 (REI/VG)

Agent Comments

2 1 1

Price: \$772,500
Method: Private Sale
Date: 29/01/2025
Property Type: Apartment

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



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