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	1/227 Bay Street, Brighton VIC 3186

Indicative selling price

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

Range between $700,000 & $750,000

Median sale price

Median price $1,300,000 Property Type Unit Suburb Brighton

Period - From 27/04/2025 to 26/10/2025 Source Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
4/72 Roslyn Street Brighton VIC 3186	$720,000	25/09/2025
5/14 Enfield Road Brighton VIC 3186	$750,000	31/07/2025
5/14 Orrong Road Elsternwick VIC 3185	$710,500	23/05/2025

This Statement of Information was prepared on: 27/10/2025