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	3/35 Black Street, Brighton Vic 3186

Indicative selling price

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

Single price $1,750,000

Median sale price

Median price $1,425,000 Property Type Unit Suburb Brighton

Period - From 01/07/2025 to 30/09/2025 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	56a Roslyn St BRIGHTON 3186	$1,790,000	01/11/2025
2	2/22 Burrows St BRIGHTON 3186	$1,772,500	30/10/2025
3			

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: 26/11/2025 10:11

3/35 Black Street, Brighton Vic 3186

Kate Fowler
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3 2 2

Property Type: Townhouse

Indicative Selling Price
$1,750,000
Median Unit Price
September quarter 2025: $1,425,000

Comparable Properties



56a Roslyn St BRIGHTON 3186 (REI)

3 2 2

Price: $1,790,000
Method: Sold Before Auction
Date: 01/11/2025
Property Type: Townhouse (Res)

Agent Comments



2/22 Burrows St BRIGHTON 3186 (REI/VG)

3 2 2

Price: $1,772,500
Method: Auction Sale
Date: 30/10/2025
Property Type: House (Res)

Agent Comments

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.

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