

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

225/380 BAY STREET BRIGHTON VIC 3186

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,245,000

Property type

Unit

Suburb

Brighton

Period-from

01 Apr 2025

to

31 Mar 2026

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 6 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

322/380 BAY STREET BRIGHTON VIC 3186	640000	07-Jan-26
106/186 BAY STREET BRIGHTON VIC 3186	560000	25-Nov-25
113/81 ASLING STREET BRIGHTON VIC 3186	632500	18-Nov-25

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 6 months.~~

This Statement of Information was prepared on: 29 April 2026

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**322/380 BAY STREET BRIGHTON
VIC 3186**

Sold Price

640000

Sold Date

07-Jan-26

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Distance

-

**106/186 BAY STREET BRIGHTON
VIC 3186**

Sold Price

560000

Sold Date

25-Nov-25

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Distance

0.57km**113/81 ASLING STREET BRIGHTON
VIC 3186**

Sold Price

632500

Sold Date

18-Nov-25

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Distance

1km

RS = Recent sale

UN = Undisclosed Sale

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