

# 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

2/127 Dendy Street, Brighton Vic 3186

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,495,000

### Median sale price

Median price

\$3,302,500

Property Type

House

Suburb

Brighton

Period - From

16/02/2025

to

15/02/2026

Source

Property Data

### 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	47/15 Beach Rd HAMPTON 3188	\$1,490,000	30/01/2026
2	29c Littlewood St HAMPTON 3188	\$1,510,000	11/10/2025
3	8/18 William St BRIGHTON 3186	\$1,460,000	17/09/2025

**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:

16/02/2026 08:46



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,495,000  
**Median House Price**  
16/02/2025 - 15/02/2026: \$3,302,500

## Comparable Properties



**47/15 Beach Rd HAMPTON 3188 (REI)**

Agent Comments



**Price:** \$1,490,000  
**Method:** Private Sale  
**Date:** 30/01/2026  
**Property Type:** Apartment



**29c Littlewood St HAMPTON 3188 (REI)**

Agent Comments



**Price:** \$1,510,000  
**Method:** Auction Sale  
**Date:** 11/10/2025  
**Property Type:** House (Res)  
**Land Size:** 233 sqm approx



**8/18 William St BRIGHTON 3186 (REI/VG)**

Agent Comments



**Price:** \$1,460,000  
**Method:** Private Sale  
**Date:** 17/09/2025  
**Property Type:** Villa

**Account - Belle Property St Kilda** | P: 03 9593 8733 | F: 03 9537 0372