

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

7 Whyte Street, Brighton Vic 3186

Indicative selling price

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

Single price \$3,695,000

Median sale price

Median price \$3,333,250

Property Type House

Suburb Brighton

Period - From 10/03/2025

to 09/03/2026

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	14 Cowper St BRIGHTON 3186	\$3,435,000	21/02/2026
2	48 Elwood St BRIGHTON 3186	\$3,396,000	29/11/2025
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:

10/03/2026 17:30



Property Type: House
Land Size: 440 sqm approx
Agent Comments

Indicative Selling Price
\$3,695,000

Median House Price
10/03/2025 - 09/03/2026: \$3,333,250

Comparable Properties



14 Cowper St BRIGHTON 3186 (REI)

Agent Comments



Price: \$3,435,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 717 sqm approx



48 Elwood St BRIGHTON 3186 (REI)

Agent Comments



Price: \$3,396,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 694 sqm approx

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.