

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 g02/1a Loller Street, Brighton Vic 3186

Indicative selling price

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

Range between \$3,500,000 & \$3,850,000

Median sale price

Median price \$1,247,500 Property Type Unit Suburb Brighton

Period - From 05/03/2025 to 04/03/2026 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	204/41a Black St BRIGHTON 3186	\$3,700,000	21/11/2025
2	8/10 Sandown St BRIGHTON 3186	\$3,950,000	18/09/2025
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: 05/03/2026 10:36



Property Type: Ground floor apartment

Agent Comments

Indicative Selling Price

\$3,500,000 - \$3,850,000

Median Unit Price

05/03/2025 - 04/03/2026: \$1,247,500

Comparable Properties

204/41a Black St BRIGHTON 3186 (VG)



Price: \$3,700,000

Method: Sale

Date: 21/11/2025

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Building is a few years old. 1 extra car space similar proximity to Church Street



8/10 Sandown St BRIGHTON 3186 (REI/VG)



Price: \$3,950,000

Method: Private Sale

Date: 18/09/2025

Property Type: Apartment

Agent Comments

Direct water views. Older style building not renovated Not close to the shops.

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.

Account - Marshall White | P: 03 9822 9999



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