

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

6 HECTOR 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

\$2,900,000

&

\$3,190,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$3,311,500

Property type

House

Suburb

Brighton

Period-from

01 Mar 2025

to

28 Feb 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

7 ROODING STREET BRIGHTON VIC 3186	3105000	16-Sep-25
104 MARTIN STREET BRIGHTON VIC 3186	3060000	10-Feb-26
43 ASLING STREET BRIGHTON VIC 3186	3100000	11-Oct-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: 13 March 2026



**7 ROODING STREET BRIGHTON
VIC 3186**

 5  4  2

Sold Price **3105000** Sold Date **16-Sep-25**

Distance **1.09km**



**104 MARTIN STREET BRIGHTON
VIC 3186**

 4  2  1

Sold Price ^{RS} **3060000** ^{UN} Sold Date **10-Feb-26**

Distance **1.71km**



**43 ASLING STREET BRIGHTON VIC
3186**

 4  2  1

Sold Price **3100000** Sold Date **11-Oct-25**

Distance **1.23km**

RS = Recent sale UN = Undisclosed Sale

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