

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

2/26 Pearson Street, Brighton Vic 3186

Indicative selling price

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

Single price \$695,000

Median sale price

Median price \$1,300,000

Property Type Unit

Suburb Brighton

Period - From 01/10/2025

to 31/12/2025

Source REIV

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	28/15-17 Cochrane St BRIGHTON 3186	\$700,000	17/02/2026
2	22/16-20 Warleigh Gr BRIGHTON 3186	\$740,000	06/01/2026
3	6/42 Grosvenor St BRIGHTON 3186	\$695,000	17/12/2025

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:

13/03/2026 14:42



2 1 2

Property Type: Apartment

Indicative Selling Price

\$695,000

Median Unit Price

December quarter 2025: \$1,300,000

Comparable Properties



28/15-17 Cochrane St BRIGHTON 3186 (REI)

Agent Comments

2 1 1

Price: \$700,000

Method: Private Sale

Date: 17/02/2026

Property Type: Apartment



22/16-20 Warleigh Gr BRIGHTON 3186 (REI)

Agent Comments

2 2 2

Price: \$740,000

Method: Private Sale

Date: 06/01/2026

Property Type: Apartment



6/42 Grosvenor St BRIGHTON 3186 (REI/VG)

Agent Comments

2 1 1

Price: \$695,000

Method: Sold Before Auction

Date: 17/12/2025

Property Type: Apartment

Account - Jellis Craig | P: 03 9194 1200