

## 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

6/101 CENTRE ROAD BRIGHTON EAST VIC 3187

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$825,000

&

\$885,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,240,000

Property type

Unit

Suburb

Brighton East

Period-from

01 Apr 2025

to

31 Mar 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

2/45 OSWALD STREET ELSTERNWICK VIC 3185	\$875,000	07-Dec-25
5/196-200 NORTH ROAD BRIGHTON EAST VIC 3187	\$907,500	13-Nov-25
13/196-200 NORTH ROAD BRIGHTON EAST VIC 3187	\$1,000,000	06-Sep-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: 02 April 2026


**2/45 OSWALD STREET  
ELSTERNWICK VIC 3185**

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 Sold Price **\$875,000** Sold Date **07-Dec-25**

 Distance **2.5km**

**5/196-200 NORTH ROAD  
BRIGHTON EAST VIC 3187**

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 Sold Price **\$907,500** Sold Date **13-Nov-25**

 Distance **1.92km**

**13/196-200 NORTH ROAD  
BRIGHTON EAST VIC 3187**

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 Sold Price **\$1,000,000** Sold Date **06-Sep-25**

 Distance **1.92km**

RS = Recent sale

UN = Undisclosed Sale

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