

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 38b St Andrews Street, Brighton Vic 3186

Indicative selling price

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

Range between \$1,700,000 & \$1,850,000

Median sale price

Median price \$3,250,000 Property Type House Suburb Brighton

Period - From 01/01/2025 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	14 Laburnum St BRIGHTON 3186	\$1,825,000	06/09/2025
2	38 Marion St BRIGHTON 3186	\$1,720,000	03/09/2025
3	2/10 Dudley St BRIGHTON 3186	\$1,787,500	30/08/2025

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: 25/02/2026 17:07



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Property Type:
 Flat/Unit/Apartment (Res)
Land Size: 337 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,700,000 - \$1,850,000
Median House Price
 Year ending December 2025: \$3,250,000

Comparable Properties



14 Laburnum St BRIGHTON 3186 (REI/VG)

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Price: \$1,825,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 283 sqm approx

Agent Comments

stand alone house, smaller land, one bathroom



38 Marion St BRIGHTON 3186 (REI/VG)

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Price: \$1,720,000
Method: Private Sale
Date: 03/09/2025
Property Type: House
Land Size: 365 sqm approx

Agent Comments

stand alone house, bigger block



2/10 Dudley St BRIGHTON 3186 (REI/VG)

 3
  2
  2

Price: \$1,787,500
Method: Auction Sale
Date: 30/08/2025
Property Type: Unit
Land Size: 233 sqm approx

Agent Comments

multiple units on block, smaller land

Account - Marshall White | P: 03 9822 9999



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