

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

101 St Andrews Street, Brighton Vic 3186

Indicative selling price

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

Range between \$6,700,000

&

\$7,100,000

Median sale price

Median price \$3,307,500

Property Type House

Suburb Brighton

Period - From 25/02/2025

to 24/02/2026

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	31 Huntingfield Rd BRIGHTON 3186	\$7,352,600	19/01/2026
2			
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:

25/02/2026 14:17

101 St Andrews Street, Brighton Vic 3186



Property Type: House (Res)

Land Size: 618 sqm approx

Agent Comments

Indicative Selling Price

\$6,700,000 - \$7,100,000

Median House Price

25/02/2025 - 24/02/2026: \$3,307,500

Comparable Properties



31 Huntingfield Rd BRIGHTON 3186 (REI/VG)

Agent Comments



Price: \$7,352,600

Method: Expression of Interest

Date: 19/01/2026

Property Type: House (Res)

Land Size: 659 sqm approx

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 - Buxton



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