

# 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

7 Bryson Avenue, Brighton Vic 3186

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$3,500,000

### Median sale price

Median price \$3,300,000

Property Type House

Suburb Brighton

Period - From 01/04/2025

to 31/03/2026

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	20B Roslyn St BRIGHTON 3186	\$3,690,000	09/04/2026
2	1/26 Esplanade BRIGHTON 3186	\$3,600,000	02/04/2026
3	31 Orchard St BRIGHTON 3186	\$3,275,000	28/03/2026

**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:

26/04/2026 11:26



**Property Type:** House

**Land Size:** 406 sqm approx

**Agent Comments**

## Comparable Properties



**20B Roslyn St BRIGHTON 3186 (REI)**

**Agent Comments**



**Price:** \$3,690,000

**Method:** Private Sale

**Date:** 09/04/2026

**Property Type:** House (Res)



**1/26 Esplanade BRIGHTON 3186 (REI)**

**Agent Comments**



**Price:** \$3,600,000

**Method:** Expression of Interest

**Date:** 02/04/2026

**Property Type:** Apartment



**31 Orchard St BRIGHTON 3186 (REI)**

**Agent Comments**



**Price:** \$3,275,000

**Method:** Auction Sale

**Date:** 28/03/2026

**Property Type:** House (Res)

**Account - Atria Real Estate**