

# 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

25 Black Street, Brighton Vic 3186

### Indicative selling price

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

Range between \$3,500,000 & \$3,800,000

### Median sale price

Median price \$3,311,500 Property Type House Suburb Brighton

Period - From 02/03/2025 to 01/03/2026 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	2/30 Grosvenor St BRIGHTON 3186	\$3,800,000	08/11/2025
2	82a Were St BRIGHTON 3186	\$3,720,000	13/11/2025
3	282 St Kilda St BRIGHTON 3186	\$3,445,000	02/09/2025

**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:

02/03/2026 13:44



4 2 2

**Property Type:** House (Res)

**Land Size:** 514 sqm approx

Agent Comments

**Indicative Selling Price**

\$3,500,000 - \$3,800,000

**Median House Price**

02/03/2025 - 01/03/2026: \$3,311,500

## Comparable Properties

**2/30 Grosvenor St BRIGHTON 3186 (REI)**

4 2 4

**Price:** \$3,800,000

**Method:**

**Date:** 08/11/2025

**Property Type:** Townhouse (Single)

Agent Comments

smaller land, less accommodation, shared block, inferior orientation however more updated internally



**82a Were St BRIGHTON 3186 (VG)**

3 - -

**Price:** \$3,720,000

**Method:** Sale

**Date:** 13/11/2025

**Property Type:** House (Res)

**Land Size:** 447 sqm approx

Agent Comments

inferior location, less accommodation however renovated plus pool



**282 St Kilda St BRIGHTON 3186 (REI/VG)**

5 3 4

**Price:** \$3,445,000

**Method:** Private Sale

**Date:** 02/09/2025

**Property Type:** House (Res)

**Land Size:** 449 sqm approx

Agent Comments

inferior orientation and location on main road, smaller land

Account - Marshall White | P: 03 9822 9999



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