

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

4B Railway Avenue, Brighton Vic 3186

Indicative selling price

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

Range between \$1,600,000 & \$1,700,000

Median sale price*

Median price \$1,580,000 Property Type Townhouse Suburb Brighton

Period - From 05/09/2025 to 04/03/2026 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 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	6/18 Normanby St BRIGHTON 3186	\$1,625,000	21/02/2026
2	4/125 St Andrews St BRIGHTON 3186	\$1,615,000	05/12/2025
3	5A Railway Av BRIGHTON 3186	\$1,800,000	23/10/2025

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:

04/03/2026 08:16



Rooms: 7
Property Type: House
 Agent Comments

Indicative Selling Price
 \$1,600,000 - \$1,700,000
Median Townhouse Price *
 05/09/2025 - 04/03/2026: \$1,580,000
 * Agent calculated median

Comparable Properties



6/18 Normanby St BRIGHTON 3186 (REI)

Agent Comments



Price: \$1,625,000
Method: Auction Sale
Date: 21/02/2026
Property Type: Townhouse (Res)



4/125 St Andrews St BRIGHTON 3186 (REI/VG)

Agent Comments



Price: \$1,615,000
Method: Sold Before Auction
Date: 05/12/2025
Property Type: Townhouse (Res)

5A Railway Av BRIGHTON 3186 (REI/VG)

Agent Comments



Price: \$1,800,000
Method: Sold Before Auction
Date: 23/10/2025
Property Type: Townhouse (Res)
Land Size: 375 sqm approx

Account - Buxton | P: 03 9592 8000



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