

# 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

3 Bagley 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 \$3,700,000 & \$3,900,000

### Median sale price

Median price \$3,333,250 Property Type House Suburb Brighton

Period - From 04/03/2025 to 03/03/2026 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	7 Stewart St BRIGHTON 3186	\$3,720,000	21/11/2025
2	54 Champion St BRIGHTON 3186	\$4,000,000	09/09/2025
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:

04/03/2026 11:43



 4  1  2

**Property Type:** House  
**Land Size:** 814 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$3,700,000 - \$3,900,000  
**Median House Price**  
04/03/2025 - 03/03/2026: \$3,333,250

## Comparable Properties



**7 Stewart St BRIGHTON 3186 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$3,720,000  
**Method:** Private Sale  
**Date:** 21/11/2025  
**Property Type:** House  
**Land Size:** 765 sqm approx

**54 Champion St BRIGHTON 3186 (VG)**

**Agent Comments**

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**Price:** \$4,000,000  
**Method:** Sale  
**Date:** 09/09/2025  
**Property Type:** House (Res)  
**Land Size:** 765 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 - Marshall White** | P: 03 9822 9999



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