

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

290 St Kilda Street, Brighton Vic 3186

Indicative selling price

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

Range between \$3,200,000 & \$3,500,000

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	359 St Kilda St BRIGHTON 3186	\$3,300,000	11/12/2025
2	62 North Rd BRIGHTON 3186	\$3,500,000	08/11/2025
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: 02/03/2026 16:52



Property Type: House (Res)

Land Size: 797 sqm approx

Agent Comments

Indicative Selling Price
\$3,200,000 - \$3,500,000

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

Comparable Properties



359 St Kilda St BRIGHTON 3186 (REI)

Agent Comments



Price: \$3,300,000

Method: Private Sale

Date: 11/12/2025

Property Type: House (Res)

Land Size: 990 sqm approx



62 North Rd BRIGHTON 3186 (REI)

Agent Comments



Price: \$3,500,000

Method: Auction Sale

Date: 08/11/2025

Property Type: House (Res)

Land Size: 724 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.