

# 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

31 Orchard 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 \$2,900,000 & \$3,150,000

### Median sale price

Median price \$3,180,000 Property Type House Suburb Brighton

Period - From 01/10/2025 to 31/12/2025 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	104 Martin St BRIGHTON 3186	\$3,060,000	10/02/2026
2	313 St Kilda St BRIGHTON 3186	\$3,000,000	29/10/2025
3	43 Asling St BRIGHTON 3186	\$3,100,000	11/10/2025

**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:

03/03/2026 14:51

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Property Type: House

**Indicative Selling Price**  
\$2,900,000 - \$3,150,000  
**Median House Price**  
December quarter 2025: \$3,180,000

## Comparable Properties



104 Martin St BRIGHTON 3186 (REI)

Agent Comments

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**Price:** \$3,060,000  
**Method:** Private Sale  
**Date:** 10/02/2026  
**Property Type:** House (Res)



313 St Kilda St BRIGHTON 3186 (REI)

Agent Comments

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**Price:** \$3,000,000  
**Method:** Sold Before Auction  
**Date:** 29/10/2025  
**Property Type:** House (Res)  
**Land Size:** 757 sqm approx



43 Asling St BRIGHTON 3186 (REI/VG)

Agent Comments

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**Price:** \$3,100,000  
**Method:** Private Sale  
**Date:** 11/10/2025  
**Property Type:** House  
**Land Size:** 555 sqm approx

Account - Jellis Craig | P: 03 9194 1200



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