

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

1/15-17 Bent Street, Brighton Vic 3186

Indicative selling price

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

Range between \$4,300,000 & \$4,500,000

Median sale price

Median price \$3,250,000 Property Type House Suburb Brighton

Period - From 01/01/2025 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	4/2d Dendy St BRIGHTON 3186	\$4,485,000	13/01/2026
2	17a Cluden St BRIGHTON EAST 3187	\$4,300,000	07/12/2025
3	1 Hazeldean Av BRIGHTON EAST 3187	\$4,100,000	28/10/2025

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:

26/02/2026 17:23



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Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$4,300,000 - \$4,500,000

Median House Price

Year ending December 2025: \$3,250,000

Comparable Properties



4/2d Dendy St BRIGHTON 3186 (REI)

Agent Comments

3 4 3

Price: \$4,485,000

Method: Private Sale

Date: 13/01/2026

Property Type: Apartment



17a Cluden St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

4 3 3

Price: \$4,300,000

Method: Private Sale

Date: 07/12/2025

Property Type: Townhouse (Single)

Land Size: 465 sqm approx



1 Hazeldean Av BRIGHTON EAST 3187 (REI)

Agent Comments

4 4 3

Price: \$4,100,000

Method: Private Sale

Date: 28/10/2025

Property Type: House (Res)

Land Size: 500 sqm approx

Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139