

## 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

16/211 BAY 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,207,874

Property type

Unit

Suburb

Brighton

Period-from

01 May 2025

to

30 Apr 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 6 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

|  |           |           |
|--|-----------|-----------|
| 302/317 NEW STREET BRIGHTON VIC 3186     | \$710,000 | 02-Apr-26 |
| 110/26 WARLEIGH GROVE BRIGHTON VIC 3186  | \$707,000 | 30-Apr-26 |
| 11/8-10 DURRANT STREET BRIGHTON VIC 3186 | -         | 21-Apr-26 |

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 6 months.~~

This Statement of Information was prepared on: 27 May 2026



**302/317 NEW STREET BRIGHTON  
VIC 3186**

Sold Price

**\$710,000**

Sold Date **02-Apr-26**

2 2 -

Distance **0.58km**



**110/26 WARLEIGH GROVE  
BRIGHTON VIC 3186**

Sold Price

**\$707,000**

Sold Date **30-Apr-26**

2 2 1

Distance **0.37km**



**11/8-10 DURRANT STREET  
BRIGHTON VIC 3186**

Sold Price

<sup>RS</sup> - <sup>UN</sup>

Sold Date **21-Apr-26**

2 2 1

Distance **0.38km**

RS = Recent sale

UN = Undisclosed Sale

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