

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

109/81 ASLING STREET BRIGHTON VIC 3186

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,300,000

Property type

Unit

Suburb

Brighton

Period-from

01 Oct 2024

to

30 Sep 2025

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

213/81 ASLING STREET BRIGHTON VIC 3186	\$640,000	28-Jun-25
6/14 ENFIELD ROAD BRIGHTON VIC 3186	\$600,000	16-Aug-25
26/15 COCHRANE STREET BRIGHTON VIC 3186	\$630,000	19-Jun-25

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: 09 October 2025

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**213/81 ASLING STREET BRIGHTON
VIC 3186**

2 1 1

Sold Price

\$640,000

Sold Date

28-Jun-25

Distance

0km



**6/14 ENFIELD ROAD BRIGHTON
VIC 3186**

2 1 1

Sold Price

^{RS} **\$600,000** ^{UN}

Sold Date

16-Aug-25

Distance

0.73km



**26/15 COCHRANE STREET
BRIGHTON VIC 3186**

2 1 1

Sold Price

\$630,000

Sold Date

19-Jun-25

Distance

0.84km

RS = Recent sale

UN = Undisclosed Sale

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