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	14/657 Nepean Highway, Brighton East Vic 3187

Indicative selling price

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

Single price	$499,000

Median sale price

Median price	$1,450,000	Property Type	Unit	Suburb	Brighton East
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	12/657 Nepean Hwy BRIGHTON EAST 3187	$490,000	27/11/2025
2	3/657 Nepean Hwy BRIGHTON EAST 3187	$510,000	24/10/2025
3	9/657 Nepean Hwy BRIGHTON EAST 3187	$495,000	21/10/2025

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: 11/03/2026 14:40

14/657 Nepean Highway, Brighton East Vic 3187



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$499,000
Median Unit Price
Year ending December 2025: $1,450,000

Comparable Properties



12/657 Nepean Hwy BRIGHTON EAST 3187 (REI/VG)

2 1 1

Price: $490,000
Method: Private Sale
Date: 27/11/2025
Property Type: Apartment

Agent Comments



3/657 Nepean Hwy BRIGHTON EAST 3187 (REI/VG)

2 1 1

Price: $510,000
Method: Private Sale
Date: 24/10/2025
Property Type: Apartment

Agent Comments



9/657 Nepean Hwy BRIGHTON EAST 3187 (REI/VG)

2 1 1

Price: $495,000
Method: Private Sale
Date: 21/10/2025
Property Type: Apartment

Agent Comments

Account - Ray White - The Bayside Group | P: 03 9584 8288

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