

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

26 Mary Street, Brighton Vic 3186

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$1,247,500

Property Type Unit

Suburb Brighton

Period - From 01/07/2025

to 30/06/2026

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	52 Clinton St BRIGHTON EAST 3187	\$1,510,000	10/06/2026
2	31 Clinton St BRIGHTON EAST 3187	\$1,600,000	08/05/2026
3			

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:

02/09/2026 10:13



3 2 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$1,550,000 - \$1,650,000

Median Unit Price

Year ending June 2026: \$1,247,500

Comparable Properties



52 Clinton St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

4 3 2

Price: \$1,510,000
Method: Sold Before Auction
Date: 10/06/2026
Property Type: Townhouse (Res)
Land Size: 294 sqm approx



31 Clinton St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

4 2 2

Price: \$1,600,000
Method: Private Sale
Date: 08/05/2026
Property Type: House (Res)
Land Size: 299 sqm approx

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.