

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

2 & 3 /125 MARTIN STREET BRIGHTON VIC, 3186

Address
Including suburb and postcode

Indicative selling price

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

| | | | | |
|--------|--|-----------------|-------------|-------------|
| Single | | Price & between | \$1,000,000 | \$1,100,000 |
|--------|--|-----------------|-------------|-------------|

Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|--------------|-------------|---------------|-------------|--------|----------|
| Median Price | \$3,300,000 | Property type | Commercial | Suburb | Brighton |
| Period-from | 01 Feb 2025 | to | 31 Jan 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 | Date of sale |
|--|-----------------------|
| 403 BAY STREET BRIGHTON VIC 3186 | \$1,200,000 11-Oct-25 |
| 405 BAY STREET BRIGHTON VIC 3186 | \$1,200,000 11-Oct-25 |
| 7/124 MURRAY STREET CAULFIELD VIC 3162 | \$950,000 16-Dec-25 |

OR

Price

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: 06 February 2026



403 BAY STREET BRIGHTON VIC 3186 Sold Price ^{RS} **\$1,200,000** ^{UN} Sold Date 11-Oct-25



Distance 1km



405 BAY STREET BRIGHTON VIC 3186 Sold Price Sold Date 11-Oct-25



Distance 1km



7/124 MURRAY STREET CAULFIELD VIC 3162 Sold Price **\$950,000** Sold Date 16-Dec-25



Distance 2km

RS = Recent sale

UN = Undisclosed Sale

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