

## 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](http://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 <sup>RS</sup> **\$1,200,000** <sup>UN</sup> Sold Date **11-Oct-25**

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Distance **1km****405 BAY STREET BRIGHTON VIC 3186**Sold Price Sold Date **11-Oct-25**

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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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