

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

865 Hampton Street, Brighton Vic 3186

Indicative selling price

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

Range between \$1,650,000 & \$1,750,000

Median sale price

Median price \$3,200,000 Property Type House Suburb Brighton

Period - From 01/04/2025 to 30/06/2025 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	830 Hampton St BRIGHTON 3186	\$1,821,000	05/04/2025
2	661 Hawthorn Rd BRIGHTON EAST 3187	\$1,670,000	13/02/2025
3	164 Dendy St BRIGHTON EAST 3187	\$1,750,000	13/02/2025

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:

14/07/2025 14:02



2 1 3

Property Type: House

Comparable Properties



830 Hampton St BRIGHTON 3186 (REI)

Agent Comments

3 1 2

Price: \$1,821,000
Method: Auction Sale
Date: 05/04/2025
Property Type: House (Res)
Land Size: 650 sqm approx



661 Hawthorn Rd BRIGHTON EAST 3187 (VG)

Agent Comments

2 - -

Price: \$1,670,000
Method: Sale
Date: 13/02/2025
Property Type: House (Res)
Land Size: 604 sqm approx



164 Dendy St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

3 2 2

Price: \$1,750,000
Method: Sold Before Auction
Date: 13/02/2025
Property Type: House (Res)
Land Size: 627 sqm approx