

# 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

784 Hampton Street, Brighton Vic 3186

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,800,000

&

\$1,900,000

### Median sale price

Median price

\$2,095,000

Property Type

Townhouse

Suburb

Brighton

Period - From

02/07/2024

to

01/07/2025

Source

Property Data

### 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 | 33a Whyte St BRIGHTON 3186      | \$1,850,000 | 26/06/2025   |
| 2 | 31a Sussex St BRIGHTON 3186     | \$2,350,000 | 13/06/2025   |
| 3 | 54 Centre Rd BRIGHTON EAST 3187 | \$1,865,000 | 29/03/2025   |

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:

02/07/2025 10:40



3+ 2.5 2

**Property Type:** Townhouse (Res)

**Land Size:** 242 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,800,000 - \$1,900,000

**Median Townhouse Price**

02/07/2024 - 01/07/2025: \$2,095,000

## Comparable Properties



**33a Whyte St BRIGHTON 3186 (REI)**

Agent Comments

3 2 3

**Price:** \$1,850,000

**Method:** Sold Before Auction

**Date:** 26/06/2025

**Property Type:** Townhouse (Res)



**31a Sussex St BRIGHTON 3186 (REI)**

Agent Comments

3 2 2

**Price:** \$2,350,000

**Method:** Private Sale

**Date:** 13/06/2025

**Property Type:** Townhouse (Single)



**54 Centre Rd BRIGHTON EAST 3187 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$1,865,000

**Method:** Auction Sale

**Date:** 29/03/2025

**Property Type:** House (Res)

**Land Size:** 339 sqm approx

**Account - Atria Real Estate**