

# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the Estate Agents Act 1980**

## Property offered for sale

Address  
Including suburb and  
postcode 5/838 Hampton Street, Brighton Vic 3186

## Indicative selling price

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

Range between \$600,000 & \$660,000

## Median sale price

Median price \$1,318,750 Property type Unit Suburb Brighton

Period - From 01/10/2022 to 30/09/2023 Source REIV

## Comparable property sales

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.

Address of comparable property	Price	Date of sale
3/33 Primrose Cr BRIGHTON EAST 3187	\$610,000	21/07/2023
6/3 Victor Rd BENTLEIGH 3204	\$608,000	04/10/2023

This Statement of Information was prepared on: 02/11/2023