

# 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

1/68 Thomas Street, Brighton East Vic 3187

### Indicative selling price

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

Range between \$830,000 & \$900,000

### Median sale price

Median price \$1,320,000 Property Type Unit Suburb Brighton East

Period - From 26/05/2024 to 25/05/2025 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	1/10 Wattle Gr MCKINNON 3204	\$820,000	15/03/2025
2	10/27 Patterson Rd BENTLEIGH 3204	\$830,000	27/02/2025
3	301/82 Mitchell St BENTLEIGH 3204	\$890,000	23/02/2025

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:

26/05/2025 11:11



2   1   1

Rooms: 2  
Property Type: Unit

Indicative Selling Price  
\$830,000 - \$900,000  
Median Unit Price  
26/05/2024 - 25/05/2025: \$1,320,000

## Comparable Properties



1/10 Wattle Gr MCKINNON 3204 (REI/VG)

Agent Comments

2   1   -

Price: \$820,000  
Method: Auction Sale  
Date: 15/03/2025  
Property Type: Unit



10/27 Patterson Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

2   2   2

Price: \$830,000  
Method: Private Sale  
Date: 27/02/2025  
Property Type: Villa



301/82 Mitchell St BENTLEIGH 3204 (REI)

Agent Comments

2   2   1

Price: \$890,000  
Method: Private Sale  
Date: 23/02/2025  
Property Type: Unit