

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 58 Thomas Street, Brighton East Vic 3187

Indicative selling price

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

Single price \$1,725,000

Median sale price

Median price \$2,235,000

Property Type House

Suburb Brighton East

Period - From 01/01/2025

to 31/12/2025

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 | 40 Moore St CAULFIELD SOUTH 3162 | \$1,700,000 | 23/11/2025 |
| 2 | 27 Charles St BRIGHTON EAST 3187 | \$1,727,000 | 11/09/2025 |
| 3 | 13 Bruce St BRIGHTON EAST 3187 | \$1,722,888 | 10/08/2025 |

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:

30/01/2026 18:22



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Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,725,000

Median House Price

Year ending December 2025: \$2,235,000

Comparable Properties



40 Moore St CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

3 1 3

Price: \$1,700,000

Method: Auction Sale

Date: 23/11/2025

Property Type: House (Res)

Land Size: 618 sqm approx



27 Charles St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

3 2 3

Price: \$1,727,000

Method: Auction Sale

Date: 11/09/2025

Property Type: House (Res)

Land Size: 579 sqm approx



13 Bruce St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

4 2 2

Price: \$1,722,888

Method: Private Sale

Date: 10/08/2025

Property Type: House

Land Size: 625 sqm approx

Account - Jellis Craig | P: 03 9194 1200