Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for s	sale
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Address	58 Thomas Street, Brighton East Vic 3187
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,650,	000 &	\$1,750,000	
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Median sale price

Median price	\$2,598,500	Pro	perty Type	House		Suburb	Brighton East
Period - From	01/07/2025	to	30/09/2025		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	19 Noel St BRIGHTON EAST 3187	\$1,780,000	13/09/2025
2	26 Thomas St BRIGHTON EAST 3187	\$1,720,000	11/09/2025
3			

OR

В* 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:	28/10/2025 14:34



JellisCraig

Michael Hingston 9194 1200 0412 922 488 michaelhingston@jelliscraig.com.au

Indicative Selling Price \$1,650,000 - \$1,750,000 **Median House Price** September quarter 2025: \$2,598,500





Comparable Properties



19 Noel St BRIGHTON EAST 3187 (REI)

Agent Comments

Price: \$1,780,000 Method: Auction Sale Date: 13/09/2025

Property Type: House (Res) Land Size: 632 sqm approx



26 Thomas St BRIGHTON EAST 3187 (REI)

Agent Comments

Price: \$1,720,000

Method: Sold Before Auction

Date: 11/09/2025

Property Type: House (Res)

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.

Account - Jellis Craig | P: 03 9194 1200



