

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

7 Charles Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$880,000 & \$950,000

Median sale price

Median price \$1,450,000 Property Type Unit 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 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	4/87 Thomas St BRIGHTON EAST 3187	\$980,000	16/10/2025
2	1/68 Thomas St BRIGHTON EAST 3187	\$910,000	18/06/2025
3	540 Hawthorn Rd CAULFIELD SOUTH 3162	\$921,000	05/06/2025

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:

22/10/2025 13:55



 3  1  2

Property Type: House
Land Size: 357 sqm approx
 Agent Comments

Indicative Selling Price
 \$880,000 - \$950,000
Median Unit Price
 September quarter 2025: \$1,450,000

Comparable Properties



4/87 Thomas St BRIGHTON EAST 3187 (REI)

Agent Comments

 2  1  2

Price: \$980,000
Method: Sold Before Auction
Date: 16/10/2025
Property Type: Unit
Land Size: 267 sqm approx



1/68 Thomas St BRIGHTON EAST 3187 (REI)

Agent Comments

 2  1  1

Price: \$910,000
Method: Private Sale
Date: 18/06/2025
Property Type: Unit



540 Hawthorn Rd CAULFIELD SOUTH 3162 (REI)

Agent Comments

 2  1  1

Price: \$921,000
Method: Sold Before Auction
Date: 05/06/2025
Property Type: House (Res)
Land Size: 311 sqm approx

Account - Woodards | P: 03 9519 8333 | F: 03 9519 8300