

# 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

739 Hampton Street, Brighton Vic 3186

### Indicative selling price

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

Range between \$2,700,000

&

\$2,900,000

### Median sale price

Median price \$3,350,000

Property Type House

Suburb Brighton

Period - From 01/04/2024

to

31/03/2025

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	176a Were St BRIGHTON 3186	\$2,725,000	07/03/2025
2	7 Howell St BRIGHTON EAST 3187	\$2,706,000	01/03/2025
3			

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:

06/05/2025 11:21



4 4 3

**Property Type:** House  
**Land Size:** 409 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,700,000 - \$2,900,000  
**Median House Price**  
Year ending March 2025: \$3,350,000

## Comparable Properties



**176a Were St BRIGHTON 3186 (VG)**

**Agent Comments**

5 - -

**Price:** \$2,725,000  
**Method:** Sale  
**Date:** 07/03/2025  
**Property Type:** House (Res)  
**Land Size:** 306 sqm approx



**7 Howell St BRIGHTON EAST 3187 (REI)**

**Agent Comments**

4 4 2

**Price:** \$2,706,000  
**Method:** Auction Sale  
**Date:** 01/03/2025  
**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.