

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

784 Hampton Street, Brighton Vic 3186

Indicative selling price

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

Range between \$1,750,000

&

\$1,850,000

Median sale price

Median price \$1,951,500

Property Type Townhouse

Suburb Brighton

Period - From 20/08/2024

to

19/08/2025

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	865 Hampton St BRIGHTON 3186	\$1,901,000	09/08/2025
2	27 Collis St BRIGHTON EAST 3187	\$1,860,000	25/07/2025
3	33a Whyte St BRIGHTON 3186	\$1,850,000	26/06/2025

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:

20/08/2025 15:10



 3  2  2

Property Type: Townhouse
(Single)

Land Size: 242 sqm approx

Agent Comments

Plus Study Secure Basement Garage Basement Storage Powder Room

Indicative Selling Price

\$1,750,000 - \$1,850,000

Median Townhouse Price

20/08/2024 - 19/08/2025: \$1,951,500

Comparable Properties



865 Hampton St BRIGHTON 3186 (REI)

Agent Comments

 2  1  3

Price: \$1,901,000

Method: Auction Sale

Date: 09/08/2025

Property Type: House (Res)

Land Size: 603 sqm approx



27 Collis St BRIGHTON EAST 3187 (REI)

Agent Comments

 3  2  2

Price: \$1,860,000

Method: Private Sale

Date: 25/07/2025

Property Type: Townhouse (Single)



33a Whyte St BRIGHTON 3186 (REI/VG)

Agent Comments

 3  2  3

Price: \$1,850,000

Method: Sold Before Auction

Date: 26/06/2025

Property Type: Townhouse (Res)

Land Size: 213 sqm approx

Account - Atria Real Estate