

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

7a Charles Street, Brighton East Vic 3187

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$1,602,500

Property Type

Townhouse

Suburb

Brighton East

Period - From

10/12/2024

to

09/12/2025

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 | 2b Keeron St CAULFIELD SOUTH 3162 | \$1,295,000 | 19/11/2025 |
| 2 | 4/756 Hawthorn Rd BRIGHTON EAST 3187 | \$1,185,000 | 22/10/2025 |
| 3 | 5/60-62 Milroy St BRIGHTON EAST 3187 | \$1,290,000 | 14/06/2025 |

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:

10/12/2025 10:55



 3  2  2

Property Type: Townhouse

Land Size: 343 sqm approx

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median Townhouse Price

10/12/2024 - 09/12/2025: \$1,602,500

Comparable Properties



2b Keeron St CAULFIELD SOUTH 3162 (REI)

Agent Comments

 3  2  2

Price: \$1,295,000

Method: Private Sale

Date: 19/11/2025

Property Type: House



4/756 Hawthorn Rd BRIGHTON EAST 3187 (REI)

Agent Comments

 3  2  2

Price: \$1,185,000

Method: Private Sale

Date: 22/10/2025

Property Type: Townhouse (Res)



5/60-62 Milroy St BRIGHTON EAST 3187 (REI)

Agent Comments

 3  2  2

Price: \$1,290,000

Method: Private Sale

Date: 14/06/2025

Property Type: Townhouse (Single)