

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

8 Exon Street, Brighton Vic 3186

Indicative selling price

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

Range between \$2,800,000

&

\$3,000,000

Median sale price

Median price \$3,200,000

Property Type House

Suburb Brighton

Period - From 01/04/2025

to

30/06/2025

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	596 Hampton St HAMPTON 3188	\$2,850,000	20/09/2025
2	64 Comer St BRIGHTON EAST 3187	\$2,950,000	13/09/2025
3	10 Holyrood St HAMPTON 3188	\$2,950,000	23/08/2025

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:

30/09/2025 12:16



Property Type: House

Agent Comments

Indicative Selling Price

\$2,800,000 - \$3,000,000

Median House Price

June quarter 2025: \$3,200,000

Comparable Properties



596 Hampton St HAMPTON 3188 (REI)

Agent Comments



Price: \$2,850,000

Method: Private Sale

Date: 20/09/2025

Property Type: House

Land Size: 604 sqm approx



64 Comer St BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$2,950,000

Method: Auction Sale

Date: 13/09/2025

Property Type: House (Res)

Land Size: 689 sqm approx



10 Holyrood St HAMPTON 3188 (REI)

Agent Comments



Price: \$2,950,000

Method: Auction Sale

Date: 23/08/2025

Property Type: House (Res)

Land Size: 714 sqm approx