

# 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

81 Thomas Street, Brighton East Vic 3187

### Indicative selling price

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

Range between

\$1,780,000

&

\$1,850,000

### Median sale price

Median price

\$1,620,000

Property Type

Townhouse

Suburb

Brighton East

Period - From

01/09/2024

to

31/08/2025

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	9a Burwah Av BRIGHTON EAST 3187	\$1,800,000	23/08/2025
2	349a Nepean Hwy BRIGHTON EAST 3187	\$1,790,000	27/05/2025
3	42A Vickery St BENTLEIGH 3204	\$1,850,000	19/05/2025

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:

01/09/2025 14:18

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4 3 2

Property Type: Townhouse  
Agent Comments

Indicative Selling Price  
\$1,780,000 - \$1,850,000  
Median Townhouse Price  
01/09/2024 - 31/08/2025: \$1,620,000

Comparable Properties



9a Burwah Av BRIGHTON EAST 3187 (REI)

Agent Comments

4 2 2

Price: \$1,800,000  
Method: Auction Sale  
Date: 23/08/2025  
Property Type: Townhouse (Res)



349a Nepean Hwy BRIGHTON EAST 3187 (REI/VG)

Agent Comments

3 2 -

Price: \$1,790,000  
Method: Sold Before Auction  
Date: 27/05/2025  
Rooms: 4  
Property Type: Townhouse (Res)  
Land Size: 364 sqm approx



42A Vickery St BENTLEIGH 3204 (REI/VG)

Agent Comments

3 2 2

Price: \$1,850,000  
Method: Private Sale  
Date: 19/05/2025  
Property Type: Townhouse (Single)  
Land Size: 230 sqm approx