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	81 Thomas Street, Brighton East Vic 3187
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,780,000	&	\$1,850,000
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Median sale price

Median price	\$1,620,000	Pro	perty Type T	ownhouse		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

Add	dress 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 comparableproperties 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



JellisCraig

Nick Renna 9194 1200 0411 551 190 nickrenna@jelliscraig.com.au

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





Property Type: Townhouse Agent Comments

Comparable Properties



9a Burwah Av BRIGHTON EAST 3187 (REI)

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Price: \$1,800,000 **Method:** Auction Sale **Date:** 23/08/2025

Property Type: Townhouse (Res)

Agent Comments



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

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Price: \$1,790,000

Method: Sold Before Auction

Date: 27/05/2025

Rooms: 4

Property Type: Townhouse (Res) **Land Size:** 364 sqm approx

Agent Comments



42A Vickery St BENTLEIGH 3204 (REI/VG)

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Agent Comments

Price: \$1,850,000 **Method:** Private Sale **Date:** 19/05/2025

Property Type: Townhouse (Single) **Land Size:** 230 sqm approx

Account - Jellis Craig | P: 03 9194 1200





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