

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

100 Thomas Street, Brighton East Vic 3187

Indicative selling price

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

Range between

\$1,100,000

&

\$1,150,000

Median sale price

Median price

\$2,200,000

Property Type

House

Suburb

Brighton East

Period - From

01/07/2025

to

30/06/2026

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	1/7 Clapperton St BENTLEIGH 3204	\$1,100,000	03/06/2026
2	1/86 Thomas St BRIGHTON EAST 3187	\$1,146,000	17/04/2026
3	2/150 Thomas St BRIGHTON EAST 3187	\$1,195,888	06/03/2026

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:

27/07/2026 12:55



3 1 2

Property Type: House (Res)

Land Size: 380 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,150,000

Median House Price

Year ending June 2026: \$2,200,000

Comparable Properties



1/7 Clapperton St BENTLEIGH 3204 (REI)

Agent Comments

3 1 1

Price: \$1,100,000

Method: Private Sale

Date: 03/06/2026

Property Type: House (Res)



1/86 Thomas St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

3 2 2

Price: \$1,146,000

Method: Private Sale

Date: 17/04/2026

Property Type: Unit



2/150 Thomas St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

3 2 2

Price: \$1,195,888

Method: Sold Before Auction

Date: 06/03/2026

Property Type: Unit

Land Size: 292 sqm approx