

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

1B Moore Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,650,000 & \$1,750,000

Median sale price

Median price \$2,170,000 Property Type House Suburb Brighton East

Period - From 01/04/2025 to 31/03/2026 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	1 Eloura Av BRIGHTON EAST 3187	\$1,732,500	28/02/2026
2	58 Thomas St BRIGHTON EAST 3187	\$1,705,000	23/02/2026
3	16 Florence St BRIGHTON EAST 3187	\$1,630,000	11/02/2026

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:

01/04/2026 16:11



Property Type:
Agent Comments

Indicative Selling Price
\$1,650,000 - \$1,750,000
Median House Price
01/04/2025 - 31/03/2026: \$2,170,000

Comparable Properties



1 Eloura Av BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$1,732,500
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 614 sqm approx



58 Thomas St BRIGHTON EAST 3187 (REI/VG)

Agent Comments



Price: \$1,705,000
Method: Private Sale
Date: 23/02/2026
Property Type: House (Res)
Land Size: 647 sqm approx



16 Florence St BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$1,630,000
Method: Private Sale
Date: 11/02/2026
Property Type: House (Res)
Land Size: 604 sqm approx