

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

83 THOMAS STREET BRIGHTON EAST VIC 3187

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$2,690,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,170,000

Property type

House

Suburb

Brighton East

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

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 6 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

9 VIOLET CRESCENT BRIGHTON EAST VIC 3187	\$2,900,000	26-Mar-26
17 CAIRNES GROVE BENTLEIGH VIC 3204	\$2,580,000	09-Feb-26
15 HAWTHORN GROVE MCKINNON VIC 3204	\$2,650,000	31-May-26

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 6 months.~~

This Statement of Information was prepared on: 02 July 2026

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**9 VIOLET CRESCENT BRIGHTON
EAST VIC 3187**

5 2 2

Sold Price **\$2,900,000** Sold Date **26-Mar-26**Distance **0.86km**
**17 CAIRNES GROVE BENTLEIGH
VIC 3204**

4 1 1

Sold Price **\$2,580,000** Sold Date **09-Feb-26**Distance **1.03km**
**15 HAWTHORN GROVE MCKINNON
VIC 3204**

4 2 2

Sold Price ^{RS} **\$2,650,000** Sold Date **31-May-26**Distance **1.26km****RS = Recent sale****UN = Undisclosed Sale**

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