

## 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

734 HAMPTON STREET BRIGHTON VIC 3186

### Indicative selling price

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

Single Price

or range  
between

\$2,790,000

&

\$3,069,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$3,225,000

Property type

House

Suburb

Brighton

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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

|                                           |             |           |
|-------------------------------------------|-------------|-----------|
| 739 HAMPTON STREET BRIGHTON VIC 3186      | \$2,915,000 | 19-May-25 |
| 17 MARGARET STREET BRIGHTON EAST VIC 3187 | \$2,700,000 | 07-Mar-25 |
| 831 HAMPTON STREET BRIGHTON VIC 3186      | \$2,800,000 | 09-Apr-25 |

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: 16 June 2025

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**739 HAMPTON STREET BRIGHTON  
VIC 3186**

Sold Price <sup>RS</sup> **\$2,915,000** <sup>UN</sup> Sold Date **19-May-25**

 4  4  3

Distance **0.2km**



**17 MARGARET STREET BRIGHTON  
EAST VIC 3187**

Sold Price <sup>RS</sup> **\$2,700,000** Sold Date **07-Mar-25**

 5  2  3

Distance **0.36km**



**831 HAMPTON STREET BRIGHTON  
VIC 3186**

Sold Price <sup>RS</sup> **\$2,800,000** <sup>UN</sup> Sold Date **09-Apr-25**

 4  3  2

Distance **0.47km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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