

# 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 28b Taylor Street, Brighton East Vic 3187

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,490,000 & \$1,540,000

### Median sale price

Median price \$1,600,000 Property Type Townhouse Suburb Brighton East

Period - From 01/03/2025 to 28/02/2026 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	747 Nepean Hwy BRIGHTON EAST 3187	\$1,500,000	05/11/2025
2	141b Thomas St BRIGHTON EAST 3187	\$1,684,000	25/10/2025
3	1a Perry Ct BRIGHTON EAST 3187	\$1,650,000	11/09/2025

**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: 01/03/2026 18:34



4 2 2

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**  
\$1,490,000 - \$1,540,000  
**Median Townhouse Price**  
01/03/2025 - 28/02/2026: \$1,600,000

## Comparable Properties



**747 Nepean Hwy BRIGHTON EAST 3187 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$1,500,000  
**Method:** Private Sale  
**Date:** 05/11/2025  
**Property Type:** House  
**Land Size:** 273 sqm approx



**141b Thomas St BRIGHTON EAST 3187 (REI/VG)**

Agent Comments

4 3 2

**Price:** \$1,684,000  
**Method:** Auction Sale  
**Date:** 25/10/2025  
**Property Type:** Townhouse (Res)  
**Land Size:** 331 sqm approx



**1a Perry Ct BRIGHTON EAST 3187 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$1,650,000  
**Method:** Sold Before Auction  
**Date:** 11/09/2025  
**Property Type:** Townhouse (Res)  
**Land Size:** 307 sqm approx

Account - Buxton | P: 03 9555 0622 | F: 03 9532 2234