

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

141b Thomas Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$2,058,000

Property Type House

Suburb Brighton East

Period - From 01/04/2025

to

30/06/2025

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	1c Cambridge St BRIGHTON EAST 3187	\$1,600,000	06/06/2025
2	1a Parklands Cr BRIGHTON EAST 3187	\$1,664,000	28/05/2025
3	9b Bevan St ORMOND 3204	\$1,655,000	21/03/2025

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:

15/09/2025 13:45



Property Type: House - Attached
House N.E.C.
Land Size: 331 sqm approx
Agent Comments

Indicative Selling Price
\$1,550,000 - \$1,650,000
Median House Price
June quarter 2025: \$2,058,000

Comparable Properties

1c Cambridge St BRIGHTON EAST 3187 (REI/VG)

Agent Comments



Price: \$1,600,000
Method: Sold Before Auction
Date: 06/06/2025
Property Type: Townhouse (Res)
Land Size: 648 sqm approx



1a Parklands Cr BRIGHTON EAST 3187 (REI/VG)

Agent Comments



Price: \$1,664,000
Method: Sold Before Auction
Date: 28/05/2025
Property Type: Townhouse (Res)
Land Size: 359 sqm approx



9b Bevan St ORMOND 3204 (REI/VG)

Agent Comments



Price: \$1,655,000
Method: Private Sale
Date: 21/03/2025
Property Type: Townhouse (Single)
Land Size: 290 sqm approx