

# 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

797 Hampton Street, Brighton VIC 3186

### Indicative selling price

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

Range between

\$4,700,000

&

\$5,100,000

### Median sale price

Median price

\$3,300,000

Property Type

House

Suburb

Brighton

Period - From

02/08/2025

to

01/02/2026

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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
168 Church St BRIGHTON	\$4,780,000	02/12/2025
26 St Andrews St BRIGHTON	\$4,900,000	25/10/2025
81 Champion St BRIGHTON	\$4,950,000	25/10/2025

This Statement of Information was prepared on:

02/02/2026