

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
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Indicative selling price

For the meaning of this price see 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