

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

Single price

\$1,459,000

Median sale price

Median price

\$1,595,000

Property Type

Townhouse

Suburb

Brighton East

Period - From

19/04/2025

to

18/04/2026

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 | 3A Lubrano St BRIGHTON EAST 3187 | \$1,800,000 | 28/02/2026 |
| 2 | 79b Thomas St BRIGHTON EAST 3187 | \$1,760,000 | 28/12/2025 |
| 3 | 747 Nepean Hwy BRIGHTON EAST 3187 | \$1,500,000 | 05/11/2025 |

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:

19/04/2026 18:36



4 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,459,000

Median Townhouse Price

19/04/2025 - 18/04/2026: \$1,595,000

Comparable Properties



3A Lubrano St BRIGHTON EAST 3187 (REI)

Agent Comments

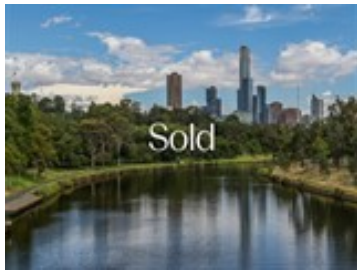
4 3 2

Price: \$1,800,000

Method: Private Sale

Date: 28/02/2026

Property Type: Townhouse (Res)



79b Thomas St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

4 4 2

Price: \$1,760,000

Method: Sold Before Auction

Date: 28/12/2025

Property Type: House (Res)

Land Size: 319 sqm approx



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

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