

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

1a Tatong Road, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,375,000

Property Type Unit

Suburb Brighton East

Period - From 21/07/2025

to

20/07/2026

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	37 Nepean Av HAMPTON EAST 3188	\$1,065,000	05/06/2026
2	19a Apex Av HAMPTON EAST 3188	\$1,100,000	20/04/2026
3	71 Tucker Rd BENTLEIGH 3204	\$1,154,000	21/03/2026

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:

21/07/2026 12:06

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 3  1  1

Property Type: Townhouse

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median Unit Price
21/07/2025 - 20/07/2026: \$1,375,000

Comparable Properties



37 Nepean Av HAMPTON EAST 3188 (REI)

Agent Comments

 4  2  2

Price: \$1,065,000
Method: Private Sale
Date: 05/06/2026
Property Type: House (Res)
Land Size: 420 sqm approx



19a Apex Av HAMPTON EAST 3188 (REI/VG)

Agent Comments

 2  2  2

Price: \$1,100,000
Method: Private Sale
Date: 20/04/2026
Property Type: House (Res)
Land Size: 334 sqm approx



71 Tucker Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,154,000
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)
Land Size: 397 sqm approx

Account - Jellis Craig | P: 03 9194 1200