

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

8/635 HAMPTON STREET BRIGHTON VIC 3186

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$720,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,245,000

Property type

Unit

Suburb

Brighton

Period-from

01 Mar 2025

to

28 Feb 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 6 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

4/72 ROSLYN STREET BRIGHTON VIC 3186	\$720,000	25-Sep-25
8/11 RAILWAY CRESCENT HAMPTON VIC 3188	\$755,000	22-Oct-25
19/86-88 BEACH ROAD SANDRINGHAM VIC 3191	\$730,000	29-Nov-25

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 6 months.~~

This Statement of Information was prepared on: 12 March 2026



**4/72 ROSLYN STREET BRIGHTON
VIC 3186**

 2
  1
  1

Sold Price

\$720,000

Sold Date

25-Sep-25

Distance

0.79km



**8/11 RAILWAY CRESCENT
HAMPTON VIC 3188**

 2
  2
  1

Sold Price

\$755,000

Sold Date

22-Oct-25

Distance

1.18km



**19/86-88 BEACH ROAD
SANDRINGHAM VIC 3191**

 2
  2
  1

Sold Price

\$730,000

Sold Date

29-Nov-25

Distance

2.01km

RS = Recent sale

UN = Undisclosed Sale

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