

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 46 Thomas Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,700,000 & \$1,800,000

Median sale price

Median price \$2,598,500 Property Type House Suburb Brighton East

Period - From 01/07/2025 to 30/09/2025 Source REIV

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	28 Hodder St BRIGHTON EAST 3187	\$1,853,000	29/05/2025
2	14 Stradbroke Av BRIGHTON EAST 3187	\$1,840,000	05/06/2025
3	132 Thomas St BRIGHTON EAST 3187	\$1,780,000	16/10/2025

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: 10/11/2025 12:17



 3
  2
  3

Rooms: 6
Property Type: House
Land Size: 595 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,700,000 - \$1,800,000
Median House Price
 September quarter 2025: \$2,598,500

Come for the Art Deco grace, stay for the contemporary space, find the perfect blend of yesterday's beauty and today's comfort in this artfully renovated Art Deco home. Virtually rebuilt with remarkable respect for the home's original architectural integrity, this c.1939 beauty retains divine Deco detail (including lofty 3m decorative ceilings and satin polished hardwood floors) as the backdrop to an architectural design.

Comparable Properties



28 Hodder St BRIGHTON EAST 3187 (REI)

Agent Comments

 4
  2
  2

Price: \$1,853,000
Method: Sold Before Auction
Date: 29/05/2025
Property Type: House (Res)
Land Size: 600 sqm approx



14 Stradbroke Av BRIGHTON EAST 3187 (REI/VG)

Agent Comments

 4
  2
  5

Price: \$1,840,000
Method: Private Sale
Date: 05/06/2025
Property Type: House
Land Size: 674 sqm approx



132 Thomas St BRIGHTON EAST 3187 (REI)

Agent Comments

 4
  1
  2

Price: \$1,780,000
Method: Sold Before Auction
Date: 16/10/2025
Property Type: House (Res)
Land Size: 684 sqm approx

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598