

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 9a Hodder Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,675,000 & \$1,775,000

Median sale price

Median price \$1,605,000 Property Type Townhouse Suburb Brighton East

Period - From 28/01/2025 to 27/01/2026 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	6a Florence St BRIGHTON EAST 3187	\$1,670,000	16/11/2025
2	141b Thomas St BRIGHTON EAST 3187	\$1,684,000	25/10/2025
3	1 Cambridge St BRIGHTON EAST 3187	\$1,730,000	03/10/2025

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: 28/01/2026 10:39



3 2 2

Rooms: 6
Property Type: Townhouse (Res)
Land Size: 312 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,675,000 - \$1,775,000
Median Townhouse Price
 28/01/2025 - 27/01/2026: \$1,605,000

Comparable Properties



6a Florence St BRIGHTON EAST 3187 (REI)

Agent Comments

3 2 2

Price: \$1,670,000
Method: Private Sale
Date: 16/11/2025
Property Type: Townhouse (Res)



141b Thomas St BRIGHTON EAST 3187 (REI)

Agent Comments

4 3 2

Price: \$1,684,000
Method: Auction Sale
Date: 25/10/2025
Property Type: Townhouse (Res)



1 Cambridge St BRIGHTON EAST 3187 (REI)

Agent Comments

4 3 2

Price: \$1,730,000
Method: Private Sale
Date: 03/10/2025
Property Type: Townhouse (Single)

Account - Marshall White | P: 03 9822 9999



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