

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

81 Thomas Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,600,000 & \$1,700,000

Median sale price

Median price \$1,600,000 Property Type Townhouse Suburb Brighton East

Period - From 21/10/2024 to 20/10/2025 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	1a Perry Ct BRIGHTON EAST 3187	\$1,650,000	11/09/2025
2	1a Parklands Cr BRIGHTON EAST 3187	\$1,664,000	28/05/2025
3	1/18 Wrixon Av BRIGHTON EAST 3187	\$1,700,000	22/05/2025

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:

21/10/2025 16:45

Nick Renna
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4 3 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,700,000
Median Townhouse Price
21/10/2024 - 20/10/2025: \$1,600,000

Comparable Properties



1a Perry Ct BRIGHTON EAST 3187 (REI)

Agent Comments

3 2 2

Price: \$1,650,000
Method: Sold Before Auction
Date: 11/09/2025
Property Type: Townhouse (Res)
Land Size: 307 sqm approx



1a Parklands Cr BRIGHTON EAST 3187 (REI/VG)

Agent Comments

4 3 3

Price: \$1,664,000
Method: Sold Before Auction
Date: 28/05/2025
Property Type: Townhouse (Res)
Land Size: 359 sqm approx



1/18 Wrixon Av BRIGHTON EAST 3187 (REI/VG)

Agent Comments

4 2 1

Price: \$1,700,000
Method: Sold Before Auction
Date: 22/05/2025
Property Type: Townhouse (Res)
Land Size: 276 sqm approx

Account - Jellis Craig | P: 03 9194 1200