

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

161 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 & \$1,850,000

Median sale price

Median price \$2,150,000 Property Type House Suburb Brighton East

Period - From 01/10/2024 to 31/12/2024 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	319 South Rd BRIGHTON EAST 3187	\$1,750,000	21/11/2024
2	70 Burrindi Rd CAULFIELD SOUTH 3162	\$1,838,000	27/11/2024
3	3 Henslow Ct BRIGHTON EAST 3187	\$1,890,000	16/11/2024

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: 28/02/2025 16:34



Property Type: House

Comparable Properties

319 South Rd BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$1,750,000

Method:

Date: 21/11/2024

Property Type: House



70 Burrindi Rd CAULFIELD SOUTH 3162 (REI)

Agent Comments



Price: \$1,838,000

Method: Private Sale

Date: 27/11/2024

Property Type: House

Land Size: 697 sqm approx



3 Henslow Ct BRIGHTON EAST 3187 (REI/VG)

Agent Comments



Price: \$1,890,000

Method: Sold Before Auction

Date: 16/11/2024

Property Type: House (Res)

Land Size: 688 sqm approx

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