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	33a Whyte Street, Brighton Vic 3186

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 $2,095,000 Property Type Townhouse Suburb Brighton

Period - From 11/06/2024 to 10/06/2025 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	851B Hampton St BRIGHTON 3186	$1,790,000	10/03/2025
2	68a Champion St BRIGHTON 3186	$1,700,000	03/03/2025
3	1/160 Church St BRIGHTON 3186	$2,150,000	20/02/2025

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: 11/06/2025 15:45

33a Whyte Street, Brighton Vic 3186

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3 2 3

Property Type: Townhouse

Indicative Selling Price
$1,700,000 - $1,800,000
Median Townhouse Price
11/06/2024 - 10/06/2025: $2,095,000

Comparable Properties



851B Hampton St BRIGHTON 3186 (REI/VG)

4 3 2

Price: $1,790,000
Method: Private Sale
Date: 10/03/2025
Property Type: Townhouse (Res)
Land Size: 301 sqm approx

Agent Comments



68a Champion St BRIGHTON 3186 (REI)

3 3 2

Price: $1,700,000
Method: Sold Before Auction
Date: 03/03/2025
Property Type: Townhouse (Res)
Land Size: 380 sqm approx

Agent Comments



1/160 Church St BRIGHTON 3186 (REI)

4 3 2

Price: $2,150,000
Method: Private Sale
Date: 20/02/2025
Property Type: Townhouse (Single)
Land Size: 232 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9194 1200

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