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	4/1 Thomson Street, Brighton VIC 3186

Indicative selling price

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

Single price	$1,950,000

Median sale price

Median price	$1,207,874	Property Type	Unit	Suburb	Brighton
Period - From	10/11/2025	to	10/05/2026	Source	Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
3/128 North Road Brighton VIC 3186	$2,100,000	09/12/2025
38B St Andrews Street Brighton VIC 3186	$2,106,000	16/03/2026
3 Barkly St BRIGHTON	$2,070,000	24/03/2026

This Statement of Information was prepared on: 11/05/2026