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	1/86 Thomas Street, Brighton East Vic 3187

Indicative selling price

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

Single price $1,159,000

Median sale price

Median price $1,400,000 Property Type Unit Suburb Brighton East

Period - From 01/01/2026 to 31/03/2026 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	2/40 Summerhill Rd BRIGHTON EAST 3187	$1,160,000	28/03/2026
2	4/11 Clinton St BRIGHTON EAST 3187	$1,200,000	14/03/2026
3	2/150 Thomas St BRIGHTON EAST 3187	$1,195,888	06/03/2026

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: 13/04/2026 11:01

1/86 Thomas Street, Brighton East Vic 3187

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3 2 2

Property Type: Unit

Indicative Selling Price
$1,159,000
Median Unit Price
March quarter 2026: $1,400,000

Comparable Properties



2/40 Summerhill Rd BRIGHTON EAST 3187 (REI)

3 2 2

Price: $1,160,000
Method: Auction Sale
Date: 28/03/2026
Property Type: Townhouse (Res)

Agent Comments



4/11 Clinton St BRIGHTON EAST 3187 (REI)

3 1 3

Price: $1,200,000
Method: Sold Before Auction
Date: 14/03/2026
Property Type: Villa

Agent Comments



2/150 Thomas St BRIGHTON EAST 3187 (REI)

3 2 2

Price: $1,195,888
Method: Sold Before Auction
Date: 06/03/2026
Property Type: Unit
Land Size: 292 sqm approx

Agent Comments

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