Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	83 Thomas Street Brighton East, 3187

Indicative selling price

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

Range between	$2,450,000 & $2,695,000

Median sale price

Median price	$2,170,000	Property Type	HOUSE	Suburb	BRIGHTON EAST
Period - From	01-Jul-2025	to	30-Jun-2026	Source	Cotality

Comparable property sales

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	17 CAIRNES GROVE BENTLEIGH VIC 3204	$2,580,000	09-Feb-2026
2	15 HAWTHORN GROVE MCKINNON VIC 3204	$2,650,000	31-May-2026
3	9 VIOLET CRESCENT BRIGHTON EAST VIC 3187	$2,900,000	26-Mar-2026

This statement of information was prepared on 26-Aug-2026 at 11:44:17 AM AEST