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	12 Hamilton Street, Brighton Vic 3186

Indicative selling price

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

Single price: $2,995,000

Median sale price

Median price: $3,300,000 Property Type: House Suburb: Brighton

Period - From: 01/04/2025 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	31 Orchard St BRIGHTON 3186	$3,275,000	28/03/2026
2	104 Martin St BRIGHTON 3186	$3,060,000	10/02/2026
3			

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: 16/05/2026 13:37

12 Hamilton Street, Brighton Vic 3186



4 3 2

Property Type: House
Land Size: 566 sqm approx

Agent Comments

Indicative Selling Price
$2,995,000
Median House Price
Year ending March 2026: $3,300,000

Comparable Properties

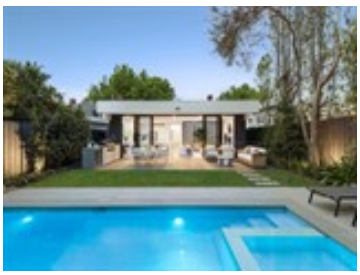


31 Orchard St BRIGHTON 3186 (REI)

5 2 2

Price: $3,275,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)

Agent Comments



104 Martin St BRIGHTON 3186 (REI)

4 2 1

Price: $3,060,000
Method: Private Sale
Date: 10/02/2026
Property Type: House (Res)

Agent Comments

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.

Account - Marshall White | P: 03 9822 9999

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