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	3/706 Hampton Street, Brighton VIC 3186

Indicative selling price

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

Single price $1,480,000

Median sale price

Median price $1,232,500 Property Type Unit Suburb Brighton

Period - From 04/02/2026 to 03/08/2026 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
775 Hampton Street Brighton VIC 3186	$1,479,000	18/02/2026
15 Ward Street Brighton East VIC 3187	$1,650,000	19/07/2026
1/2 Robinson Street Brighton East VIC 3187	$1,630,000	18/04/2026

This Statement of Information was prepared on: 04/08/2026