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	79a Thomas Street, Brighton East Vic 3187

Indicative selling price

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

Range between $1,600,000 & $1,700,000

Median sale price

Median price $2,200,000 Property Type House Suburb Brighton East

Period - From 12/06/2025 to 11/06/2026 Source Property Data

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	1/2 Robinson St BRIGHTON EAST 3187	$1,630,000	18/04/2026
2	3A Lubrano St BRIGHTON EAST 3187	$1,800,000	28/02/2026
3	41 Florence St BRIGHTON EAST 3187	$1,610,000	28/01/2026

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: 12/06/2026 15:22

79a Thomas Street, Brighton East Vic 3187

JellisCraig



Property Type:
Agent Comments

Indicative Selling Price
$1,600,000 - $1,700,000
Median House Price
12/06/2025 - 11/06/2026: $2,200,000

Comparable Properties



1/2 Robinson St BRIGHTON EAST 3187 (VG)

3 - -

Price: $1,630,000
Method: Sale
Date: 18/04/2026
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



3A Lubrano St BRIGHTON EAST 3187 (REI)

4 3 2

Price: $1,800,000
Method: Private Sale
Date: 28/02/2026
Property Type: Townhouse (Res)

Agent Comments



41 Florence St BRIGHTON EAST 3187 (REI/VG)

3 2 2

Price: $1,610,000
Method: Private Sale
Date: 28/01/2026
Property Type: Townhouse (Single)

Agent Comments

Account - Jellis Craig | P: 03 9194 1200

REIV THE DIFFERENCE

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