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<br>Including suburb and postcode | 1/68 Thomas Street, Brighton East Vic 3187 |

## Indicative selling price

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

Range between $830,000 & $900,000

## Median sale price

Median price $1,320,000 Property Type Unit Suburb Brighton East

Period - From 26/05/2024 to 25/05/2025 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 | 1/10 Wattle Gr MCKINNON 3204 | $820,000 | 15/03/2025 |
| 2 | 10/27 Patterson Rd BENTLEIGH 3204 | $830,000 | 27/02/2025 |
| 3 | 301/82 Mitchell St BENTLEIGH 3204 | $890,000 | 23/02/2025 |

**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: 26/05/2025 11:11

# 1/68 Thomas Street, Brighton East Vic 3187



2 1 1

**Rooms:** 2
**Property Type: Unit**

**Indicative Selling Price**
$830,000 - $900,000
**Median Unit Price**
26/05/2024 - 25/05/2025: $1,320,000

## Comparable Properties



**1/10 Wattle Gr MCKINNON 3204 (REI/VG)**

2 1 -

**Price:** $820,000
**Method:** Auction Sale
**Date:** 15/03/2025
**Property Type:** Unit

Agent Comments



**10/27 Patterson Rd BENTLEIGH 3204 (REI/VG)**

2 2 2

**Price:** $830,000
**Method:** Private Sale
**Date:** 27/02/2025
**Property Type:** Villa

Agent Comments



**301/82 Mitchell St BENTLEIGH 3204 (REI)**

2 2 1

**Price:** $890,000
**Method:** Private Sale
**Date:** 23/02/2025
**Property Type:** Unit

Agent Comments

**Account** - Jellis Craig | P: 03 9194 1200

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