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	5/900 Hampton Street, Brighton Vic 3186

Indicative selling price

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

Range between $750,000 & $800,000

Median sale price

Median price $1,310,500 Property Type Unit Suburb Brighton

Period - From 01/07/2024 to 30/06/2025 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	2/42 Union St BRIGHTON EAST 3187	$850,000	14/08/2025
2	4/900 Hampton St BRIGHTON 3186	$835,000	27/05/2025
3	1/117 Cochrane St BRIGHTON 3186	$810,000	24/03/2025

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: 16/09/2025 11:25

5/900 Hampton Street, Brighton Vic 3186

JellisCraig

Alex Grigoriadis
9573 6100
0490 028 403
alexgrigoriadis@jelliscraig.com.au



2 1 1

Property Type: Unit

Indicative Selling Price
$750,000 - $800,000
Median Unit Price
Year ending June 2025: $1,310,500

Comparable Properties



2/42 Union St BRIGHTON EAST 3187 (REI/VG)

2 1 1

Price: $850,000
Method: Private Sale
Date: 14/08/2025
Property Type: Unit

Agent Comments



4/900 Hampton St BRIGHTON 3186 (REI/VG)

2 1 1

Price: $835,000
Method: Auction Sale
Date: 27/05/2025
Property Type: Unit

Agent Comments



1/117 Cochrane St BRIGHTON 3186 (REI/VG)

2 1 1

Price: $810,000
Method: Private Sale
Date: 24/03/2025
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 9593 4500

REIV THE DIFFERENCE | propertydata.com.au

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