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	1/187 Thomas Street, Brighton East Vic 3187

Indicative selling price

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

Range between $1,500,000 & $1,580,000

Median sale price

Median price $1,610,000 Property Type Townhouse Suburb Brighton East

Period - From 12/11/2024 to 11/11/2025 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	1a Perry Ct BRIGHTON EAST 3187	$1,650,000	11/09/2025
2	159b Sycamore St CAULFIELD SOUTH 3162	$1,560,500	14/06/2025
3	4 Aralee Pl BRIGHTON EAST 3187	$1,583,000	17/05/2025

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: 12/11/2025 16:19

1/187 Thomas Street, Brighton East Vic 3187

JellisCraig



3 2 3

Rooms: 3
Property Type: Townhouse

Indicative Selling Price
$1,500,000 - $1,580,000
Median Townhouse Price
12/11/2024 - 11/11/2025: $1,610,000

Comparable Properties



1a Perry Ct BRIGHTON EAST 3187 (REI)

3 2 2

Price: $1,650,000
Method: Sold Before Auction
Date: 11/09/2025
Property Type: Townhouse (Res)
Land Size: 307 sqm approx

Agent Comments



159b Sycamore St CAULFIELD SOUTH 3162 (REI/VG)

3 2 2

Price: $1,560,500
Method: Auction Sale
Date: 14/06/2025
Property Type: Townhouse (Res)

Agent Comments



4 Aralee Pl BRIGHTON EAST 3187 (REI)

3 2 2

Price: $1,583,000
Method: Auction Sale
Date: 17/05/2025
Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig | P: 03 9194 1200

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