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	3/18 Regent Street, Brighton East Vic 3187

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,450,000 Property Type Unit Suburb Brighton East

Period - From 01/07/2025 to 30/09/2025 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	7a Alford St BRIGHTON EAST 3187	$1,150,000	13/09/2025
2	1/49 Fewster Rd HAMPTON 3188	$1,188,000	27/08/2025
3	1/63 Roslyn St BRIGHTON 3186	$1,150,000	31/05/2025

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: 06/10/2025 16:59

3/18 Regent Street, Brighton East Vic 3187

JellisCraig

Nick Renna
9194 1200
0411 551 190
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3 2 3

Property Type: Villa

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median Unit Price
September quarter 2025: $1,450,000

Comparable Properties



7a Alford St BRIGHTON EAST 3187 (REI)

2 1 1

Price: $1,150,000
Method: Auction Sale
Date: 13/09/2025
Property Type: Unit

Agent Comments



1/49 Fewster Rd HAMPTON 3188 (REI)

3 1 2

Price: $1,188,000
Method: Sold Before Auction
Date: 27/08/2025
Property Type: Unit

Agent Comments



1/63 Roslyn St BRIGHTON 3186 (REI/VG)

2 1 2

Price: $1,150,000
Method: Auction Sale
Date: 31/05/2025
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 9194 1200

REIV THE DIFFERENCE

propertydata .com.au

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