

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

1/86 Thomas Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,450,000

Property Type Unit

Suburb Brighton East

Period - From 01/01/2025

to 31/12/2025

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	2/150 Thomas St BRIGHTON EAST 3187	\$1,195,888	06/03/2026
2	2/89 Wheatley Rd MCKINNON 3204	\$1,221,000	22/02/2026
3	1a Davey Av BRIGHTON EAST 3187	\$1,250,000	13/12/2025

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:

17/03/2026 12:23

1/86 Thomas Street, Brighton East Vic 3187

JellisCraig

Robert de Freitas

0421 430 350

RobertdeFreitas@jellisrcraig.com.au



3 2 1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median Unit Price

Year ending December 2025: \$1,450,000

Comparable Properties



2/150 Thomas St BRIGHTON EAST 3187 (REI)

Agent Comments

3 2 2

Price: \$1,195,888

Method: Sold Before Auction

Date: 06/03/2026

Property Type: Unit

Land Size: 292 sqm approx



2/89 Wheatley Rd MCKINNON 3204 (REI)

Agent Comments

3 2 3

Price: \$1,221,000

Method: Auction Sale

Date: 22/02/2026

Property Type: Unit



1a Davey Av BRIGHTON EAST 3187 (REI/VG)

Agent Comments

3 2 2

Price: \$1,250,000

Method: Auction Sale

Date: 13/12/2025

Property Type: House (Res)

Land Size: 293 sqm approx

Account - Jellis Craig | P: 03 9593 4500



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