

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

28b Florence Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$1,585,000 Property Type Townhouse Suburb Brighton East

Period - From 11/08/2025 to 10/08/2026 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	33a Bateman St HAMPTON 3188	\$2,215,000	20/07/2026
2	2b Connor St BRIGHTON EAST 3187	\$2,200,000	22/05/2026
3	21b Baird St BRIGHTON EAST 3187	\$2,100,000	09/05/2026

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:

11/08/2026 16:38

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4 2 2

Property Type: Townhouse

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median Townhouse Price
11/08/2025 - 10/08/2026: \$1,585,000

Comparable Properties



33a Bateman St HAMPTON 3188 (REI)

5 4 2

Agent Comments

Price: \$2,215,000
Method: Private Sale
Date: 20/07/2026
Property Type: Townhouse (Res)
Land Size: 358 sqm approx



2b Connor St BRIGHTON EAST 3187 (REI/VG)

4 3 2

Agent Comments

Price: \$2,200,000
Method: Private Sale
Date: 22/05/2026
Property Type: Townhouse (Single)
Land Size: 300 sqm approx



21b Baird St BRIGHTON EAST 3187 (REI/VG)

4 3 2

Agent Comments

Price: \$2,100,000
Method: Sold Before Auction
Date: 09/05/2026
Property Type: Townhouse (Res)
Land Size: 320 sqm approx

Account - Jellis Craig | P: 03 9194 1200