

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

3/756 Hawthorn Road, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,050,000

&

\$1,130,000

Median sale price

Median price \$1,335,000

Property Type Unit

Suburb Brighton East

Period - From 01/04/2026

to

30/06/2026

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	391b North Rd CAULFIELD SOUTH 3162	\$1,185,000	19/06/2026
2	1/86 Thomas St BRIGHTON EAST 3187	\$1,146,000	17/04/2026
3			

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:

18/08/2026 15:59

3/756 Hawthorn Road, Brighton East Vic 3187

JellisCraig

Kosta Mesaritis

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Indicative Selling Price

\$1,050,000 - \$1,130,000

Median Unit Price

June quarter 2026: \$1,335,000



 3  2  2

Property Type: Townhouse

Comparable Properties



391b North Rd CAULFIELD SOUTH 3162 (REI)

Agent Comments

 3  2  2

Price: \$1,185,000

Method: Private Sale

Date: 19/06/2026

Property Type: Townhouse (Res)



1/86 Thomas St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,146,000

Method: Private Sale

Date: 17/04/2026

Property Type: Unit

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.

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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