

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

4/172 Thomas Street, Brighton East Vic 3187

Indicative selling price

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

Single price

\$559,000

Median sale price

Median price

\$866,000

Property Type

Unit

Suburb

Brighton East

Period - From

19/05/2025

to

18/05/2026

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	3/21 Holloway St ORMOND 3204	\$600,000	14/04/2026
2	3/7 Bent St BENTLEIGH 3204	\$576,000	07/04/2026
3	3/13 Elm Gr MCKINNON 3204	\$600,000	06/12/2025

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:

19/05/2026 08:13

4/172 Thomas Street, Brighton East Vic 3187

Jack Slater
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2 1 1

Rooms: 4
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$559,000

Median Unit Price
19/05/2025 - 18/05/2026: \$866,000

Comparable Properties



3/21 Holloway St ORMOND 3204 (REI)

Agent Comments

2 1 1

Price: \$600,000
Method: Private Sale
Date: 14/04/2026
Property Type: Apartment



3/7 Bent St BENTLEIGH 3204 (REI)

Agent Comments

2 1 1

Price: \$576,000
Method: Private Sale
Date: 07/04/2026
Property Type: Apartment



3/13 Elm Gr MCKINNON 3204 (REI/VG)

Agent Comments

2 1 1

Price: \$600,000
Method: Auction Sale
Date: 06/12/2025
Property Type: Apartment
Land Size: 678 sqm approx

Account - Slater & Levin



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