

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

72 Hodder Street, Brighton East Vic 3187

Indicative selling price

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

Range between

\$1,190,000

&

\$1,290,000

Median sale price

Median price

\$2,200,000

Property Type

House

Suburb

Brighton East

Period - From

01/07/2025

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	9/1-3 Landcox St BRIGHTON EAST 3187	\$1,205,000	05/09/2026
2	6/36 Union St BRIGHTON EAST 3187	\$1,290,000	18/06/2026
3	1/22 Clonaig St BRIGHTON EAST 3187	\$1,252,500	30/05/2026

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:

10/09/2026 12:26

Nick Sinclair

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Indicative Selling Price

\$1,190,000 - \$1,290,000

Median House Price

Year ending June 2026: \$2,200,000



3
 1
 1

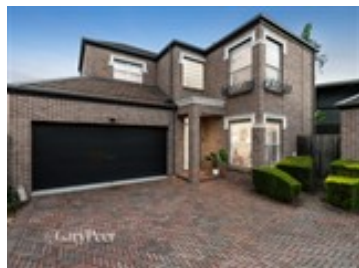
Property Type: House

Comparable Properties

**9/1-3 Landcox St BRIGHTON EAST 3187 (REI)**

Agent Comments

3
 2
 2

Price: \$1,205,000**Method:** Auction Sale**Date:** 05/09/2026**Property Type:** Unit**6/36 Union St BRIGHTON EAST 3187 (REI/VG)**

Agent Comments

4
 2
 2

Price: \$1,290,000**Method:** Sold Before Auction**Date:** 18/06/2026**Property Type:** Townhouse (Res)**1/22 Clonaig St BRIGHTON EAST 3187 (REI/VG)**

Agent Comments

3
 2
 2

Price: \$1,252,500**Method:** Sold Before Auction**Date:** 30/05/2026**Property Type:** Townhouse (Res)

Account - Jellis Craig | P: 03 9194 1200