

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

8 Bayview Road, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,580,000

Property Type Townhouse

Suburb Brighton East

Period - From 18/08/2025

to 17/08/2026

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	27a Hammond St BRIGHTON 3186	\$1,220,000	23/06/2026
2	1/86 Thomas St BRIGHTON EAST 3187	\$1,146,000	17/04/2026
3	2/150 Thomas St BRIGHTON EAST 3187	\$1,195,888	06/03/2026

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:

18/08/2026 17:07

8 Bayview Road, Brighton East Vic 3187

JellisCraig

Trish Mulcahy

03 9531 1245

0419 446 313

trishmulcahy@jellisrcraig.com.au



3 2 2

Property Type: Townhouse (Res)

Agent Comments

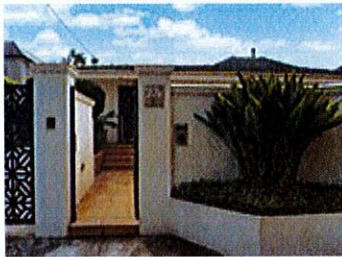
Indicative Selling Price

\$1,100,000 - \$1,200,000

Median Townhouse Price

18/08/2025 - 17/08/2026: \$1,580,000

Comparable Properties



27a Hammond St BRIGHTON 3186 (REI)

Agent Comments

2 1 2

Price: \$1,220,000

Method: Sold Before Auction

Date: 23/06/2026

Property Type: Unit

Land Size: 248 sqm approx



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

Agent Comments

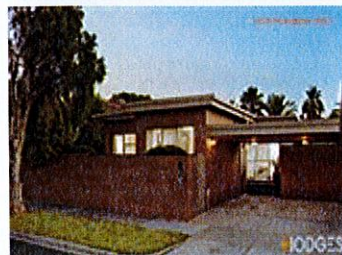
3 2 2

Price: \$1,146,000

Method: Private Sale

Date: 17/04/2026

Property Type: Unit



2/150 Thomas St BRIGHTON EAST 3187 (REI/VG)

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

Account - Jellis Craig Elwood | P: 03 9531 1245



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