

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

852 Hampton Street, Brighton Vic 3186

Indicative selling price

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

Range between \$2,600,000

&

\$2,800,000

Median sale price

Median price \$3,225,000

Property Type House

Suburb Brighton

Period - From 01/01/2026

to 31/03/2026

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	12 Cadby St BRIGHTON 3186	\$2,800,000	02/03/2026
2	48a Roslyn St BRIGHTON 3186	\$2,850,000	28/01/2026
3	36 Durrant St BRIGHTON 3186	\$2,812,500	09/01/2026

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:

01/05/2026 10:06



 4  2  2

Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$2,600,000 - \$2,800,000
Median House Price
March quarter 2026: \$3,225,000

Comparable Properties



12 Cadby St BRIGHTON 3186 (REI)

Agent Comments

 4  2  2

Price: \$2,800,000
Method: Private Sale
Date: 02/03/2026
Property Type: House (Res)



48a Roslyn St BRIGHTON 3186 (REI/VG)

Agent Comments

 5  3  3

Price: \$2,850,000
Method: Private Sale
Date: 28/01/2026
Property Type: House
Land Size: 525 sqm approx



36 Durrant St BRIGHTON 3186 (VG)

Agent Comments

 3  -  -

Price: \$2,812,500
Method: Sale
Date: 09/01/2026
Property Type: House (Res)
Land Size: 359 sqm approx

Account - Marshall White | P: 03 9822 9999