

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 28b Taylor Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,550,000 & \$1,600,000

Median sale price

Median price \$1,605,000 Property Type Townhouse Suburb Brighton East

Period - From 30/01/2025 to 29/01/2026 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	747 Nepean Hwy BRIGHTON EAST 3187	\$1,500,000	05/11/2025
2	141b Thomas St BRIGHTON EAST 3187	\$1,684,000	25/10/2025
3	1a Perry Ct BRIGHTON EAST 3187	\$1,650,000	11/09/2025

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: 30/01/2026 17:37



4 2 1

Property Type: Townhouse (Res)

Land Size: 315 sqm approx

Agent Comments

Indicative Selling Price

\$1,550,000 - \$1,600,000

Median Townhouse Price

30/01/2025 - 29/01/2026: \$1,605,000

Comparable Properties



747 Nepean Hwy BRIGHTON EAST 3187 (REI/VG)

Agent Comments

4 2 2

Price: \$1,500,000

Method: Private Sale

Date: 05/11/2025

Property Type: House

Land Size: 273 sqm approx



141b Thomas St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

4 3 2

Price: \$1,684,000

Method: Auction Sale

Date: 25/10/2025

Property Type: Townhouse (Res)

Land Size: 331 sqm approx



1a Perry Ct BRIGHTON EAST 3187 (REI/VG)

Agent Comments

3 2 2

Price: \$1,650,000

Method: Sold Before Auction

Date: 11/09/2025

Property Type: Townhouse (Res)

Land Size: 307 sqm approx

Account - Buxton | P: 03 9555 0622 | F: 03 9532 2234