

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

2/150 Thomas Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,050,000 & \$1,090,000

Median sale price

Median price \$1,355,000 Property Type Unit Suburb Brighton East

Period - From 19/02/2025 to 18/02/2026 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	3/38 Union St BRIGHTON EAST 3187	\$1,130,000	07/12/2025
2	2/71 Hodder St BRIGHTON EAST 3187	\$1,110,000	29/11/2025
3	19a Clive St BRIGHTON EAST 3187	\$1,090,000	21/10/2025

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: 19/02/2026 10:39



 3
  2
  2

Rooms: 6
Property Type: Townhouse
Land Size: 292 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,050,000 - \$1,090,000
Median Unit Price
 19/02/2025 - 18/02/2026: \$1,355,000

Step into the prized McKinnon Secondary College zone with house-sized space, streetfront presence, and a rare Brighton East address. One of fewer than 50 homes to combine Brighton East prestige with coveted McKinnon Secondary College zoning, this freestanding, own title residence fronts Bevan Street and offers generous three-bedroom, two-bathroom accommodation within high-walled, low-maintenance surrounds. And no Body Corporate fees!

Comparable Properties



3/38 Union St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

 3
  2
  1

Price: \$1,130,000
Method: Private Sale
Date: 07/12/2025
Property Type: Townhouse (Res)



2/71 Hodder St BRIGHTON EAST 3187 (REI)

Agent Comments

 3
  1
  3

Price: \$1,110,000
Method: Auction Sale
Date: 29/11/2025
Property Type: Townhouse (Res)
Land Size: 217 sqm approx



19a Clive St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

 2
  1
  2

Price: \$1,090,000
Method: Sold Before Auction
Date: 21/10/2025
Property Type: Unit

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598