

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 28a Hornby Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$2,250,000 & \$2,350,000

Median sale price

Median price \$2,200,000 Property Type House Suburb Brighton East

Period - From 01/10/2025 to 31/12/2025 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	60B Baird St BRIGHTON EAST 3187	\$2,485,000	12/01/2026
2	8a Lucas St BRIGHTON EAST 3187	\$2,522,000	13/09/2025
3	16b Clonaig St BRIGHTON EAST 3187	\$2,285,000	01/08/2025

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:

26/02/2026 12:56



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Property Type: Townhouse

Land Size: 540 sqm approx

Agent Comments

Indicative Selling Price

\$2,250,000 - \$2,350,000

Median House Price

December quarter 2025: \$2,200,000

Comparable Properties



60B Baird St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

4 3 2

Price: \$2,485,000

Method: Private Sale

Date: 12/01/2026

Property Type: Townhouse (Res)

Land Size: 349 sqm approx



8a Lucas St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

4 2 2

Price: \$2,522,000

Method: Auction Sale

Date: 13/09/2025

Property Type: House (Res)

Land Size: 395 sqm approx



16b Clonaig St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

4 2 3

Price: \$2,285,000

Method: Private Sale

Date: 01/08/2025

Property Type: Townhouse (Single)

Land Size: 220 sqm approx

Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139