

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

4/1 Thomson Street, Brighton Vic 3186

Indicative selling price

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

Range between \$2,150,000 & \$2,365,000

Median sale price

Median price \$1,807,000 Property Type Townhouse Suburb Brighton

Period - From 03/03/2025 to 02/03/2026 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	8/11-13 Well St BRIGHTON 3186	\$2,210,000	04/10/2025
2	82 Halifax St BRIGHTON 3186	\$2,225,000	29/09/2025
3			

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: 03/03/2026 16:47



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Property Type: Townhouse (Res)

Land Size: 198 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$2,150,000 - \$2,365,000

Median Townhouse Price

03/03/2025 - 02/03/2026: \$1,807,000

Comparable Properties



8/11-13 Well St BRIGHTON 3186 (REI)

[Agent Comments](#)

3 2 2

Price: \$2,210,000

Method: Auction Sale

Date: 04/10/2025

Property Type: Apartment



82 Halifax St BRIGHTON 3186 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$2,225,000

Method: Private Sale

Date: 29/09/2025

Property Type: House (Res)

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.

Account - Buxton | P: 03 9592 8000