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	797 Hampton Street, Brighton Vic 3186

Indicative selling price

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

Range between $3,900,000 & $4,200,000

Median sale price

Median price $3,300,000 Property Type House Suburb Brighton

Period - From 01/04/2025 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	174 New St BRIGHTON 3186	$4,400,000	20/03/2026
2	22 Canberra Gr BRIGHTON EAST 3187	$3,730,000	06/03/2026
3	11 Hillcrest Av BRIGHTON 3186	$4,010,000	22/11/2025

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: 05/05/2026 13:00

797 Hampton Street, Brighton Vic 3186

FREDMAN

Joel Fredman
0413 487 837
joel@fredman.com.au



5 4 5

Property Type: House (Res)
Land Size: 704 sqm approx

Agent Comments

Indicative Selling Price
$3,900,000 - $4,200,000
Median House Price
Year ending March 2026: $3,300,000

Comparable Properties



174 New St BRIGHTON 3186 (REI)

4 3 6

Price: $4,400,000
Method: Private Sale
Date: 20/03/2026
Property Type: House
Land Size: 404 sqm approx

Agent Comments



22 Canberra Gr BRIGHTON EAST 3187 (REI)

5 4 3

Price: $3,730,000
Method: Private Sale
Date: 06/03/2026
Property Type: House

Agent Comments



11 Hillcrest Av BRIGHTON 3186 (REI/VG)

5 4 4

Price: $4,010,000
Method: Private Sale
Date: 22/11/2025
Property Type: House (Res)
Land Size: 646 sqm approx

Agent Comments

Account - Fredman

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