

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 Kilrush Street, Brighton Vic 3186

Indicative selling price

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

Range between \$3,200,000

&

\$3,450,000

Median sale price

Median price \$3,250,000

Property Type House

Suburb Brighton

Period - From 24/09/2025

to

23/09/2026

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	4 Norwood Av BRIGHTON 3186	\$3,350,000	14/09/2026
2	68 Littlewood St HAMPTON 3188	\$3,200,000	30/05/2026
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:

24/09/2026 14:08

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Indicative Selling Price
\$3,200,000 - \$3,450,000

Median House Price

24/09/2025 - 23/09/2026: \$3,250,000



4 2 2

Property Type: House

Comparable Properties



4 Norwood Av BRIGHTON 3186 (REI)

Agent Comments

4 2 4

Price: \$3,350,000
Method: Private Sale
Date: 14/09/2026
Property Type: House
Land Size: 585 sqm approx



68 Littlewood St HAMPTON 3188 (REI)

Agent Comments

5 3 2

Price: \$3,200,000
Method: Auction Sale
Date: 30/05/2026
Property Type: House (Res)
Land Size: 627 sqm approx

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.