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	9/36 Union Street, Brighton East Vic 3187
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,100,000	&	\$1,200,000
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Median sale price

Median price \$1,605,000	Pro	operty Type Tow	vnhouse	Suburb	Brighton East
Period - From 05/11/2024	to	04/11/2025	Source	Property	y 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	1/109 Asling St BRIGHTON 3186	\$1,220,000	14/06/2025

2		5/60-62 Milroy St BRIGHTON EAST 3187	\$1,290,000	14/06/2025
	3	7/36 Union St BRIGHTON EAST 3187	\$1.255.000	31/05/2025

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:	05/11/2025 09:56



JellisCraig

Nick Renna 9194 1200 0411 551 190 nickrenna@jelliscraig.com.au

Indicative Selling Price \$1,100,000 - \$1,200,000 **Median Townhouse Price** 05/11/2024 - 04/11/2025: \$1,605,000





Property Type: Townhouse **Agent Comments**

Comparable Properties



1/109 Asling St BRIGHTON 3186 (REI/VG)

Price: \$1,220,000 Method: Private Sale Date: 14/06/2025

Property Type: Townhouse (Single)

Agent Comments



5/60-62 Milroy St BRIGHTON EAST 3187 (REI)



Price: \$1,290,000 Method: Private Sale Date: 14/06/2025

Property Type: Townhouse (Single)

Agent Comments



7/36 Union St BRIGHTON EAST 3187 (REI/VG)

Price: \$1,255,000 Method: Auction Sale Date: 31/05/2025

Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig | P: 03 9194 1200



