

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

9/36 Union Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,607,500

Property Type Townhouse

Suburb Brighton East

Period - From 12/02/2025

to

11/02/2026

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	3/38 Union St BRIGHTON EAST 3187	\$1,130,000	07/12/2025
2	2/71 Hodder St BRIGHTON EAST 3187	\$1,110,000	29/11/2025
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:

12/02/2026 13:28



3 2 2

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



3/38 Union St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

3 2 1

Price: \$1,130,000

Method: Private Sale

Date: 07/12/2025

Property Type: Townhouse (Res)



2/71 Hodder St BRIGHTON EAST 3187 (REI)

Agent Comments

3 1 3

Price: \$1,110,000

Method: Auction Sale

Date: 29/11/2025

Property Type: Townhouse (Res)

Land Size: 217 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.