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

9/36 Union Street, Brighton East Vic 3187

JellisCraig

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3 2 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median Townhouse Price
12/02/2025 - 11/02/2026: $1,607,500

Comparable Properties



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

3 2 1

Price: $1,130,000
Method: Private Sale
Date: 07/12/2025
Property Type: Townhouse (Res)

Agent Comments



2/71 Hodder St BRIGHTON EAST 3187 (REI)

3 1 3

Price: $1,110,000
Method: Auction Sale
Date: 29/11/2025
Property Type: Townhouse (Res)
Land Size: 217 sqm approx

Agent Comments

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.

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