# 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<br>Including suburb and postcode | 1/18 Gillard Street, Brighton East VIC 3187 |

## Indicative selling price

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

Range between $1,020,000 & $1,080,000

## Median sale price

Median price $1,197,944 Property Type Unit Suburb Brighton East

Period - From 07/03/2026 to 06/09/2026 Source Cotality™

## Comparable property sales (*Delete A or B below as applicable)

**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.

| Address of comparable property | Price | Date of sale |
|---|---|---|
| 2/87 Thomas Street Brighton East VIC 3187 | $950,000 | 10/08/2026 |
| 1/19 Patterson Road Bentleigh VIC 3204 | $1,135,000 | 27/03/2026 |
| | | |

This Statement of Information was prepared on: 07/09/2026