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	34 Gillard Street, Brighton East Vic 3187

Indicative selling price

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

Range between $2,400,000 & $2,480,000

Median sale price

Median price $2,598,500 Property Type House Suburb Brighton East

Period - From 01/07/2025 to 30/09/2025 Source REIV

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	156 Dendy St BRIGHTON EAST 3187	$2,550,000	29/11/2025
2	38 Marriage Rd BRIGHTON EAST 3187	$2,500,000	28/10/2025
3	131 Marriage Rd BRIGHTON EAST 3187	$2,488,000	01/10/2025

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: 04/12/2025 10:53

34 Gillard Street, Brighton East Vic 3187

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4 2 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$2,400,000 - $2,480,000
Median House Price
September quarter 2025: $2,598,500

Comparable Properties



156 Dendy St BRIGHTON EAST 3187 (REI)

4 2 5

Price: $2,550,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 627 sqm approx

Agent Comments



38 Marriage Rd BRIGHTON EAST 3187 (REI)

3 2 2

Price: $2,500,000
Method: Private Sale
Date: 28/10/2025
Property Type: House (Res)

Agent Comments



131 Marriage Rd BRIGHTON EAST 3187 (REI)

5 2 3

Price: $2,488,000
Method: Sold Before Auction
Date: 01/10/2025
Property Type: House
Land Size: 626 sqm approx

Agent Comments

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