

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

1/2 Montgomery Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,335,000

Property Type Unit

Suburb Brighton East

Period - From 01/04/2026

to 30/06/2026

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	6/36 Union St BRIGHTON EAST 3187	\$1,290,000	18/06/2026
2	2b Ratho Av BRIGHTON EAST 3187	\$1,310,000	17/05/2026
3	632a Hawthorn Rd BRIGHTON EAST 3187	\$1,350,000	28/03/2026

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:

20/08/2026 11:40



3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median Unit Price

June quarter 2026: \$1,335,000

Comparable Properties



6/36 Union St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

4 2 2

Price: \$1,290,000

Method: Sold Before Auction

Date: 18/06/2026

Property Type: Townhouse (Res)



2b Ratho Av BRIGHTON EAST 3187 (REI/VG)

Agent Comments

3 2 2

Price: \$1,310,000

Method: Private Sale

Date: 17/05/2026

Property Type: Townhouse (Single)



632a Hawthorn Rd BRIGHTON EAST 3187 (REI/VG)

Agent Comments

4 2 3

Price: \$1,350,000

Method: Auction Sale

Date: 28/03/2026

Property Type: Townhouse (Res)

Land Size: 308 sqm approx

Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139