

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

18 Orchard Street, Brighton Vic 3186

Indicative selling price

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

Range between \$2,400,000

&

\$2,600,000

Median sale price

Median price \$3,237,500

Property Type House

Suburb Brighton

Period - From 01/07/2025

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 Maroona Rd BRIGHTON 3186	\$2,450,000	14/09/2026
2	126 Cochrane St BRIGHTON 3186	\$2,560,000	10/09/2026
3	31 Anne Cr BRIGHTON 3186	\$2,420,000	17/08/2026

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:

29/09/2026 12:38



3
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 2

Property Type: House

Agent Comments

Indicative Selling Price

\$2,400,000 - \$2,600,000

Median House Price

Year ending June 2026: \$3,237,500

Comparable Properties



6 Maroona Rd BRIGHTON 3186 (REI)

Agent Comments

5
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 2

Price: \$2,450,000

Method: Private Sale

Date: 14/09/2026

Property Type: House

Land Size: 617 sqm approx



126 Cochrane St BRIGHTON 3186 (REI)

Agent Comments

4
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 2

Price: \$2,560,000

Method: Private Sale

Date: 10/09/2026

Property Type: House (Res)

Land Size: 650 sqm approx



31 Anne Cr BRIGHTON 3186 (REI)

Agent Comments

4
 3
 3

Price: \$2,420,000

Method: Sold Before Auction

Date: 17/08/2026

Property Type: House

Account - Marshall White | P: 03 9822 9999