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	2/15 Gillard Street, Brighton East Vic 3187

Indicative selling price

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

Range between $725,000 & $790,000

Median sale price

Median price $868,000 Property Type Unit Suburb Brighton East

Period - From 27/04/2025 to 26/04/2026 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	1/18 Magnolia Rd GARDENVALE 3185	$768,000	30/01/2026
2	2/37 Murray Rd ORMOND 3204	$780,000	13/12/2025
3	5/87 Thomas St BRIGHTON EAST 3187	$777,500	02/11/2025

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: 27/04/2026 11:41

2/15 Gillard Street, Brighton East Vic 3187

woodards

2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$725,000 - $790,000
Median Unit Price
27/04/2025 - 26/04/2026: $868,000

Comparable Properties

1/18 Magnolia Rd GARDENVALE 3185 (REI/VG)

2 1 1

Price: $768,000
Method: Private Sale
Date: 30/01/2026
Property Type: Apartment

Agent Comments

2/37 Murray Rd ORMOND 3204 (REI/VG)

2 1 2

Price: $780,000
Method: Auction Sale
Date: 13/12/2025
Property Type: Unit

Agent Comments

5/87 Thomas St BRIGHTON EAST 3187 (REI/VG)

2 1 1

Price: $777,500
Method: Sold Before Auction
Date: 02/11/2025
Property Type: Unit

Agent Comments

Account - Woodards Monash Pty Ltd | P: 03 9568 1188 | F: 03 9568 3036

REIV THE DIFFERENCE

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