

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

2/326 North Road, Brighton East Vic 3187

Indicative selling price

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

Range between

\$1,580,000

&

\$1,650,000

Median sale price

Median price

\$1,532,500

Property Type

Townhouse

Suburb

Brighton East

Period - From

29/09/2025

to

28/09/2026

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	356a North Rd BRIGHTON EAST 3187	\$1,720,000	13/08/2026
2	15 Ward St BRIGHTON EAST 3187	\$1,650,000	19/07/2026
3	44b Gardenvale Rd CAULFIELD SOUTH 3162	\$1,635,000	31/03/2026

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:

29/09/2026 12:50



 3  2  2

Property Type: Townhouse

Indicative Selling Price
\$1,580,000 - \$1,650,000
Median Townhouse Price
29/09/2025 - 28/09/2026: \$1,532,500

Comparable Properties



356a North Rd BRIGHTON EAST 3187 (REI)

Agent Comments

 4  3  3

Price: \$1,720,000
Method: Sold Before Auction
Date: 13/08/2026
Property Type: Townhouse (Res)



15 Ward St BRIGHTON EAST 3187 (REI)

Agent Comments

 3  2  2

Price: \$1,650,000
Method: Private Sale
Date: 19/07/2026
Property Type: Townhouse (Single)
Land Size: 259 sqm approx



44b Gardenvale Rd CAULFIELD SOUTH 3162 (REI)

Agent Comments

 3  3  2

Price: \$1,635,000
Method: Private Sale
Date: 31/03/2026
Property Type: Townhouse (Single)
Land Size: 323 sqm approx

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