

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

2a Gould Street, Brighton Vic 3186

Indicative selling price

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

Range between \$2,500,000

&

\$2,750,000

Median sale price

Median price \$3,225,000

Property Type House

Suburb Brighton

Period - From 01/01/2026

to

31/03/2026

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	278 St Kilda St BRIGHTON 3186	\$2,700,000	05/02/2026
2	4 Trafalgar St BRIGHTON 3186	\$2,650,000	02/02/2026
3	18 Seymour Gr BRIGHTON 3186	\$2,505,000	19/12/2025

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 12:53



3 2 2

Property Type: House
Land Size: 478 sqm approx
Agent Comments

Indicative Selling Price
\$2,500,000 - \$2,750,000
Median House Price
March quarter 2026: \$3,225,000

Comparable Properties



278 St Kilda St BRIGHTON 3186 (VG)

Agent Comments

3 - -

Price: \$2,700,000
Method: Sale
Date: 05/02/2026
Property Type: House (Res)
Land Size: 669 sqm approx



4 Trafalgar St BRIGHTON 3186 (REI)

Agent Comments

3 2 4

Price: \$2,650,000
Method: Private Sale
Date: 02/02/2026
Property Type: House
Land Size: 519 sqm approx



18 Seymour Gr BRIGHTON 3186 (REI)

Agent Comments

3 2 3

Price: \$2,505,000
Method: Private Sale
Date: 19/12/2025
Property Type: Townhouse (Single)
Land Size: 310 sqm approx

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



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