

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

2b Connor Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$2,200,000

&

\$2,400,000

Median sale price

Median price \$2,300,000

Property Type House

Suburb Brighton East

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	8b Hodder St BRIGHTON EAST 3187	\$2,450,000	28/02/2026
2	9b Landcox St BRIGHTON EAST 3187	\$2,200,000	09/02/2026
3	6b Raynes Park Rd HAMPTON 3188	\$2,300,000	22/01/2026

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:

29/04/2026 10:48



 4  3  2

Property Type: Townhouse

Land Size: 300 sqm approx

Agent Comments

Indicative Selling Price

\$2,200,000 - \$2,400,000

Median House Price

March quarter 2026: \$2,300,000

Comparable Properties



8b Hodder St BRIGHTON EAST 3187 (REI)

Agent Comments

 3  2  2

Price: \$2,450,000

Method: Auction Sale

Date: 28/02/2026

Property Type: Townhouse (Res)



9b Landcox St BRIGHTON EAST 3187 (REI)

Agent Comments

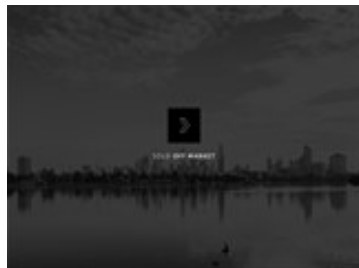
 4  3  1

Price: \$2,200,000

Method: Private Sale

Date: 09/02/2026

Property Type: Townhouse (Res)



6b Raynes Park Rd HAMPTON 3188 (REI/VG)

Agent Comments

 4  3  2

Price: \$2,300,000

Method: Private Sale

Date: 22/01/2026

Property Type: House (Res)

Land Size: 399 sqm approx

Account - Marshall White | P: 03 9822 9999