

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 Studley Road, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$2,099,500

Property Type House

Suburb Brighton East

Period - From 01/04/2026

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	1a Tatong Rd BRIGHTON EAST 3187	\$1,175,000	15/08/2026
2	37 Nepean Av HAMPTON EAST 3188	\$1,065,000	05/06/2026
3	472 Bluff Rd HAMPTON 3188	\$1,111,500	28/03/2026

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:

18/08/2026 14:44

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3 1 2

Property Type: House
Land Size: 414 sqm approx
Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

June quarter 2026: \$2,099,500

Comparable Properties



1a Tatong Rd BRIGHTON EAST 3187 (REI)

Agent Comments

3 1 2

Price: \$1,175,000
Method: Auction Sale
Date: 15/08/2026
Property Type: Townhouse (Res)



37 Nepean Av HAMPTON EAST 3188 (REI/VG)

Agent Comments

4 2 2

Price: \$1,065,000
Method: Private Sale
Date: 05/06/2026
Property Type: House (Res)
Land Size: 420 sqm approx



472 Bluff Rd HAMPTON 3188 (REI/VG)

Agent Comments

4 1 1

Price: \$1,111,500
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 659 sqm approx

Account - Jellis Craig Elwood | P: 03 9531 1245