

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

64b Marriage Road, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,845,000

&

\$1,945,000

Median sale price

Median price \$1,657,000

Property Type Townhouse

Suburb Brighton East

Period - From 20/03/2025

to

19/03/2026

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	9a Hodder St BRIGHTON EAST 3187	\$1,875,000	21/02/2026
2	32a Carlton St MCKINNON 3204	\$1,960,000	19/02/2026
3	15a Glencairn Av BRIGHTON EAST 3187	\$1,955,000	13/02/2026

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:

20/03/2026 12:18



Property Type:
Agent Comments

Indicative Selling Price
\$1,845,000 - \$1,945,000
Median Townhouse Price
20/03/2025 - 19/03/2026: \$1,657,000

Comparable Properties



9a Hodder St BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$1,875,000
Method: Auction Sale
Date: 21/02/2026
Property Type: Townhouse (Res)
Land Size: 313 sqm approx



32a Carlton St MCKINNON 3204 (REI)

Agent Comments



Price: \$1,960,000
Method: Auction Sale
Date: 19/02/2026
Property Type: Townhouse (Res)



15a Glencairn Av BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$1,955,000
Method: Private Sale
Date: 13/02/2026
Property Type: House

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372