

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

9/1-3 Landcox Street, Brighton Vic 3186

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$3,080,000

Property Type House

Suburb Brighton

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	28b Taylor St BRIGHTON EAST 3187	\$1,395,000	20/06/2026
2	6/36 Union St BRIGHTON EAST 3187	\$1,290,000	18/06/2026
3	1/22 Clonaig St BRIGHTON EAST 3187	\$1,252,500	30/05/2026

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:

11/08/2026 13:07



 3  2  2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

June quarter 2026: \$3,080,000

Comparable Properties



28b Taylor St BRIGHTON EAST 3187 (REI)

Agent Comments

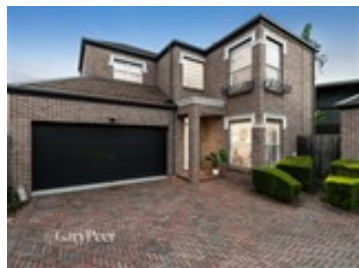
 4  2  2

Price: \$1,395,000

Method: Private Sale

Date: 20/06/2026

Property Type: Townhouse (Single)



6/36 Union St BRIGHTON EAST 3187 (REI)

Agent Comments

 4  2  2

Price: \$1,290,000

Method: Sold Before Auction

Date: 18/06/2026

Property Type: Townhouse (Res)



1/22 Clonaig St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,252,500

Method: Sold Before Auction

Date: 30/05/2026

Property Type: Townhouse (Res)

Account - Marshall White | P: 03 9822 9999