

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

3 Gatehouse Place, Brighton Vic 3186

Indicative selling price

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

Range between \$2,100,000

&

\$2,300,000

Median sale price

Median price \$1,853,000

Property Type Townhouse

Suburb Brighton

Period - From 02/06/2025

to 01/06/2026

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	25 Elm Gr BRIGHTON 3186	\$2,275,000	25/03/2026
2	38b St Andrews St BRIGHTON 3186	\$2,106,000	16/03/2026
3	36b Warleigh Gr BRIGHTON 3186	\$2,258,000	16/02/2026

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:

02/06/2026 16:06



3 2 3

Property Type: Townhouse

Agent Comments

Indicative Selling Price
\$2,100,000 - \$2,300,000
Median Townhouse Price
02/06/2025 - 01/06/2026: \$1,853,000

Comparable Properties



25 Elm Gr BRIGHTON 3186 (REI/VG)

Agent Comments

3 1 1

Price: \$2,275,000
Method: Sold Before Auction
Date: 25/03/2026
Property Type: House (Res)
Land Size: 355 sqm approx



38b St Andrews St BRIGHTON 3186 (REI)

Agent Comments

3 2 2

Price: \$2,106,000
Method: Sold Before Auction
Date: 16/03/2026
Property Type: House (Res)
Land Size: 337 sqm approx



36b Warleigh Gr BRIGHTON 3186 (REI/VG)

Agent Comments

3 2 2

Price: \$2,258,000
Method: Private Sale
Date: 16/02/2026
Property Type: Townhouse (Single)