

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

2/40 Summerhill Road, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,130,000 Property Type Unit Suburb Brighton East

Period - From 01/10/2025 to 31/12/2025 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 | 2/89 Wheatley Rd MCKINNON 3204 | \$1,221,000 | 22/02/2026 |
| 2 | 2/7 Binnie St BRIGHTON EAST 3187 | \$1,306,000 | 21/02/2026 |
| 3 | 3/18 Regent St BRIGHTON EAST 3187 | \$1,252,000 | 15/10/2025 |

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:

03/03/2026 15:44

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Indicative Selling Price

\$1,150,000 - \$1,250,000

Median Unit Price

December quarter 2025: \$1,130,000



3 2 2

Property Type: Unit

Comparable Properties



2/89 Wheatley Rd MCKINNON 3204 (REI)

[Agent Comments](#)

3 2 3

Price: \$1,221,000

Method: Auction Sale

Date: 22/02/2026

Property Type: Unit

2/7 Binnie St BRIGHTON EAST 3187 (REI)

[Agent Comments](#)

3 2 2

Price: \$1,306,000

Method: Auction Sale

Date: 21/02/2026

Property Type: Villa



3/18 Regent St BRIGHTON EAST 3187 (REI/VG)

[Agent Comments](#)

3 2 3

Price: \$1,252,000

Method: Private Sale

Date: 15/10/2025

Property Type: Villa

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604