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	5 Edgar Street, Brighton Vic 3186

Indicative selling price

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

Range between $2,450,000 & $2,550,000

Median sale price

Median price $3,275,000 Property Type House Suburb Brighton

Period - From 05/08/2025 to 04/08/2026 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	6/57 Carpenter St BRIGHTON 3186	$2,450,000	17/07/2026
2	4A Southey St BRIGHTON 3186	$2,300,000	29/06/2026
3	2/5 Campbell St BRIGHTON 3186	$2,415,000	22/05/2026

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: 05/08/2026 16:20

5 Edgar Street, Brighton Vic 3186

RT Edgar

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Property Type: House (Res)
Land Size: 361 sqm approx

Agent Comments

Indicative Selling Price
$2,450,000 - $2,550,000
Median House Price
05/08/2025 - 04/08/2026: $3,275,000

Comparable Properties



6/57 Carpenter St BRIGHTON 3186 (REI)

4 2 2

Price: $2,450,000
Method: Private Sale
Date: 17/07/2026
Property Type: Townhouse (Single)
Land Size: 365 sqm approx

Agent Comments

+ 1 Bedroom



4A Southey St BRIGHTON 3186 (REI)

5 3 2

Price: $2,300,000
Method: Private Sale
Date: 29/06/2026
Property Type: Townhouse (Res)

Agent Comments



2/5 Campbell St BRIGHTON 3186 (REI/VG)

4 3 3

Price: $2,415,000
Method: Private Sale
Date: 22/05/2026
Property Type: Townhouse (Res)
Land Size: 293 sqm approx

Agent Comments

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