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	3/4 Carpenter Street, Brighton Vic 3186

Indicative selling price

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

Range between $590,000 & $630,000

Median sale price

Median price $1,355,000 Property Type Unit Suburb Brighton

Period - From 01/01/2025 to 31/03/2025 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	102/26 Warleigh Gr BRIGHTON 3186	$700,000	17/04/2025
2	18/15-17 Cochrane St BRIGHTON 3186	$600,000	25/03/2025
3	103/317 New St BRIGHTON 3186	$555,000	28/11/2024

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: 21/05/2025 15:40

3/4 Carpenter Street, Brighton Vic 3186

HODGES



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$590,000 - $630,000
Median Unit Price
March quarter 2025: $1,355,000

Comparable Properties



102/26 Warleigh Gr BRIGHTON 3186 (REI)

2 2 1

Price: $700,000
Method: Private Sale
Date: 17/04/2025
Property Type: Apartment

Agent Comments



18/15-17 Cochrane St BRIGHTON 3186 (REI)

2 1 1

Price: $600,000
Method: Private Sale
Date: 25/03/2025
Property Type: Apartment

Agent Comments



103/317 New St BRIGHTON 3186 (REI)

- - -

Price: $555,000
Method: Private Sale
Date: 28/11/2024
Property Type: Apartment

Agent Comments

Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139

REIV THE DIFFERENCE

propertydata .com.au

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