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	31 Champion Street, Brighton Vic 3186

Indicative selling price

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

Single price $4,600,000

Median sale price

Median price $3,150,000 Property Type House Suburb Brighton

Period - From 01/07/2025 to 30/09/2025 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	66 Were St BRIGHTON 3186	$4,550,000	21/08/2025
2	86 Carpenter St BRIGHTON 3186	$4,750,000	25/06/2025
3	1a Armfield St BRIGHTON 3186	$4,450,000	06/05/2025

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: 30/10/2025 13:38

31 Champion Street, Brighton Vic 3186

JellisCraig



5 4 4

Property Type: House

Indicative Selling Price
$4,600,000
Median House Price
September quarter 2025: $3,150,000

Comparable Properties



66 Were St BRIGHTON 3186 (REI)

3 2 2

Price: $4,550,000
Method: Private Sale
Date: 21/08/2025
Property Type: House
Land Size: 1134 sqm approx

Agent Comments



86 Carpenter St BRIGHTON 3186 (REI/VG)

4 4 4

Price: $4,750,000
Method: Private Sale
Date: 25/06/2025
Property Type: House
Land Size: 651 sqm approx

Agent Comments



1a Armfield St BRIGHTON 3186 (REI/VG)

3 2 4

Price: $4,450,000
Method: Private Sale
Date: 06/05/2025
Property Type: House

Agent Comments

Account - Jellis Craig | P: 03 9194 1200

REIV THE DIFFERENCE

propertydata .com.au

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