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 Were Street, Brighton Vic 3186

Indicative selling price

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

Range between $2,500,000 & $2,700,000

Median sale price

Median price $1,425,000 Property Type Unit 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	104/59 Carpenter St BRIGHTON 3186	$2,450,000	25/06/2025
2	1/74 Well St BRIGHTON 3186	$2,925,000	29/05/2025
3	101/16 Carpenter St BRIGHTON 3186	$2,800,000	15/05/2025

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: 13/11/2025 15:49

3/4 Were Street, Brighton Vic 3186

HODGES



2+ 2 2

Rooms: 6
Property Type: Unit

Agent Comments

Indicative Selling Price
$2,500,000 - $2,700,000
Median Unit Price
September quarter 2025: $1,425,000

Comparable Properties

104/59 Carpenter St BRIGHTON 3186 (VG)

2 - -

Agent Comments

Price: $2,450,000
Method: Sale
Date: 25/06/2025
Property Type: Strata Unit/Flat



1/74 Well St BRIGHTON 3186 (REI/VG)

3 4 2

Agent Comments

Price: $2,925,000
Method: Private Sale
Date: 29/05/2025
Property Type: Apartment



101/16 Carpenter St BRIGHTON 3186 (REI/VG)

3 2 2

Agent Comments

Price: $2,800,000
Method: Private Sale
Date: 15/05/2025
Property Type: Apartment

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

REIV THE DIFFERENCE

propertydata .com.au

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