

## 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

18 CARR STREET BRIGHTON EAST VIC 3187

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$2,330,000

&

\$2,400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,150,000

Property type

House

Suburb

Brighton East

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

### 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 6 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

20 CARR STREET BRIGHTON EAST VIC 3187	\$2,050,000	04-Jul-24
11 WELWYN AVENUE BRIGHTON EAST VIC 3187	\$2,100,000	15-Aug-24
25 CRESWICK STREET BRIGHTON EAST VIC 3187	\$2,200,000	07-Dec-24

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 6 months.~~

This Statement of Information was prepared on: 16 January 2025


**20 CARR STREET BRIGHTON EAST  
VIC 3187**
 3  1  2

Sold Price

**\$2,050,000**

Sold Date

**04-Jul-24**

Distance

**0.02km**

**11 WELWYN AVENUE BRIGHTON  
EAST VIC 3187**
 3  2  2

Sold Price

**\$2,100,000**

Sold Date

**15-Aug-24**

Distance

**0.68km**

**25 CRESWICK STREET BRIGHTON  
EAST VIC 3187**
 3  1  2

Sold Price

<sup>RS</sup> **\$2,200,000** <sup>UN</sup>

Sold Date

**07-Dec-24**

Distance

**1.13km**

RS = Recent sale

UN = Undisclosed Sale

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