

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

Range between \$4,780,000

&

\$4,980,000

Median sale price

Median price \$3,200,000

Property Type House

Suburb Brighton

Period - From 01/04/2025

to

30/06/2025

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	18 Victoria St BRIGHTON 3186	\$5,200,000	15/05/2025
2	66 Champion St BRIGHTON 3186	\$5,125,000	15/02/2025
3			

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:

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Property Type: House

Indicative Selling Price

\$4,780,000 - \$4,980,000

Median House Price

June quarter 2025: \$3,200,000

Comparable Properties



18 Victoria St BRIGHTON 3186 (VG)

Agent Comments

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Price: \$5,200,000

Method: Sale

Date: 15/05/2025

Property Type: House (Res)

Land Size: 742 sqm approx



66 Champion St BRIGHTON 3186 (VG)

Agent Comments

4 - -

Price: \$5,125,000

Method: Sale

Date: 15/02/2025

Property Type: House (Res)

Land Size: 858 sqm approx

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.