

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

70 Carpenter Street, Brighton Vic 3186

Indicative selling price

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

Range between \$5,000,000 & \$5,500,000

Median sale price

Median price \$3,250,000 Property Type House Suburb Brighton

Period - From 13/10/2024 to 12/10/2025 Source Property Data

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	39 Bay St BRIGHTON 3186	\$5,135,000	02/06/2025
2	18 Victoria St BRIGHTON 3186	\$5,200,000	15/05/2025
3	112 Esplanade BRIGHTON 3186	\$5,200,000	25/04/2025

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:

13/10/2025 16:21



4 2 2

Property Type: House
Land Size: 650 sqm approx
Agent Comments

Indicative Selling Price
\$5,000,000 - \$5,500,000
Median House Price
13/10/2024 - 12/10/2025: \$3,250,000

Comparable Properties



39 Bay St BRIGHTON 3186 (REI/VG)

Agent Comments

5 2 5

Price: \$5,135,000
Method: Private Sale
Date: 02/06/2025
Property Type: House
Land Size: 840 sqm approx



18 Victoria St BRIGHTON 3186 (REI/VG)

Agent Comments

4 3 2

Price: \$5,200,000
Method: Private Sale
Date: 15/05/2025
Property Type: House
Land Size: 742 sqm approx



112 Esplanade BRIGHTON 3186 (REI/VG)

Agent Comments

4 2 5

Price: \$5,200,000
Method: Private Sale
Date: 25/04/2025
Property Type: House
Land Size: 636 sqm approx