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

103/59 Carpenter Street, Brighton Vic 3186

Indicative selling price

For the meaning	of this price see	consu	imer.vic.go	v.au/	underquot	ing		
Range betwee	n \$2,950,000		&		\$3,200,000			
Median sale p	rice		_					
Median price	\$1,420,000	Prop	perty Type	Unit			Suburb	Brighton
Period - From	29/05/2024	to 2	28/05/2025		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	101/16 Carpenter St BRIGHTON 3186	\$2,800,000	15/05/2025
2	201/64 Black St BRIGHTON 3186	\$3,125,000	05/05/2025
3	102/9 Adamson St BRIGHTON 3186	\$3,550,000	21/02/2025

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:

29/05/2025 10:11

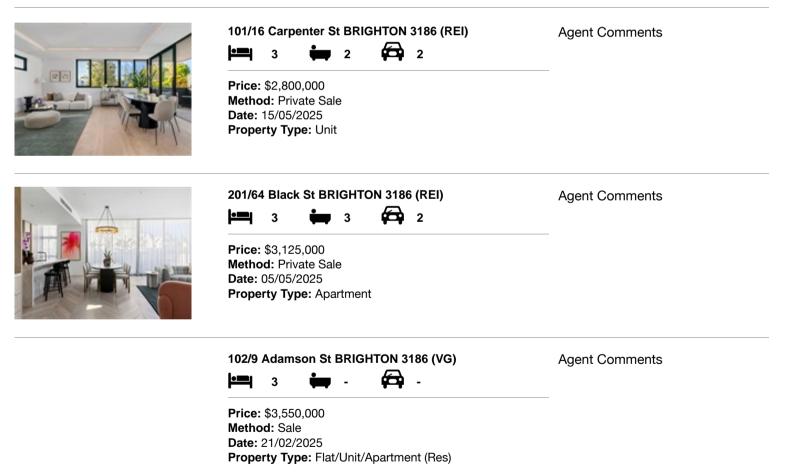






Property Type: Apartment **Land Size:** 180 sqm approx Agent Comments Indicative Selling Price \$2,950,000 - \$3,200,000 Median Unit Price 29/05/2024 - 28/05/2025: \$1,420,000

Comparable Properties



Account - Marshall White | P: 03 9822 9999



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