

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

16A Caramar Avenue, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,950,000

&

\$2,145,000

Median sale price

Median price \$2,300,000

Property Type House

Suburb Brighton East

Period - From 01/01/2026

to 31/03/2026

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	2/52 Milroy St BRIGHTON EAST 3187	\$2,025,000	24/02/2026
2	2/16a Clonaig St BRIGHTON EAST 3187	\$2,150,000	18/02/2026
3	9b Landcox St BRIGHTON EAST 3187	\$2,200,000	09/02/2026

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:

15/04/2026 17:02



 4
  3
  2

Property Type: Townhouse (Res)

Land Size: 312 sqm approx

Agent Comments

Indicative Selling Price

\$1,950,000 - \$2,145,000

Median House Price

March quarter 2026: \$2,300,000

Comparable Properties



2/52 Milroy St BRIGHTON EAST 3187 (REI)

Agent Comments

 3
  2
  2

Price: \$2,025,000

Method: Private Sale

Date: 24/02/2026

Property Type: House

Land Size: 422 sqm approx



2/16a Clonaig St BRIGHTON EAST 3187 (REI)

Agent Comments

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  2
  2

Price: \$2,150,000

Method: Expression of Interest

Date: 18/02/2026

Property Type: Townhouse (Res)



9b Landcox St BRIGHTON EAST 3187 (REI)

Agent Comments

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  3
  1

Price: \$2,200,000

Method: Private Sale

Date: 09/02/2026

Property Type: Townhouse (Res)

Account - Fredman