

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

2/111 Carpenter Street, Brighton Vic 3186

Indicative selling price

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

Range between

\$1,850,000

&

\$2,025,000

Median sale price

Median price

\$3,225,000

Property Type

House

Suburb

Brighton

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	3/128 North Rd BRIGHTON 3186	\$2,100,000	08/12/2025
2	1/102 Male St BRIGHTON 3186	\$2,085,000	27/11/2025
3	4/35 Roslyn St BRIGHTON 3186	\$1,850,000	19/11/2025

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:

15/04/2026 16:51



 3  2  2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,850,000 - \$2,025,000

Median House Price

March quarter 2026: \$3,225,000

Comparable Properties



3/128 North Rd BRIGHTON 3186 (REI/VG)

Agent Comments

 3  2  2

Price: \$2,100,000

Method: Private Sale

Date: 08/12/2025

Property Type: Townhouse (Res)



1/102 Male St BRIGHTON 3186 (REI/VG)

Agent Comments

 4  3  2

Price: \$2,085,000

Method: Private Sale

Date: 27/11/2025

Property Type: Townhouse (Single)



4/35 Roslyn St BRIGHTON 3186 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,850,000

Method: Private Sale

Date: 19/11/2025

Property Type: Townhouse (Single)

Land Size: 182 sqm approx

Account - Marshall White | P: 03 9822 9999