

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

3 Charlotte Street, Brighton East Vic 3187

Indicative selling price

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

Range between

\$1,700,000

&

\$1,800,000

Median sale price

Median price

\$1,605,000

Property Type

Townhouse

Suburb

Brighton East

Period - From

19/05/2025

to

18/05/2026

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	2a Summerhill Rd BRIGHTON EAST 3187	\$1,770,000	18/03/2026
2	7 Carrington Gr BRIGHTON EAST 3187	\$1,700,000	15/03/2026
3	3A Lubrano St BRIGHTON EAST 3187	\$1,800,000	28/02/2026

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:

19/05/2026 10:17



4 3 2

Property Type: Townhouse (Res)

Land Size: 315 sqm approx

Agent Comments

Indicative Selling Price

\$1,700,000 - \$1,800,000

Median Townhouse Price

19/05/2025 - 18/05/2026: \$1,605,000

Comparable Properties



2a Summerhill Rd BRIGHTON EAST 3187 (REI)

Agent Comments

4 2 2

Price: \$1,770,000

Method: Private Sale

Date: 18/03/2026

Property Type: House



7 Carrington Gr BRIGHTON EAST 3187 (REI/VG)

Agent Comments

3 2 2

Price: \$1,700,000

Method: Private Sale

Date: 15/03/2026

Property Type: House

Land Size: 284 sqm approx



3A Lubrano St BRIGHTON EAST 3187 (REI)

Agent Comments

4 3 2

Price: \$1,800,000

Method: Private Sale

Date: 28/02/2026

Property Type: Townhouse (Res)

Account - Marshall White | P: 03 9822 9999