

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

4/57 Carpenter Street, Brighton Vic 3186

Indicative selling price

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

Range between \$2,500,000

&

\$2,700,000

Median sale price

Median price \$1,215,000

Property Type Unit

Suburb Brighton

Period - From 26/08/2025

to

25/08/2026

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	1/17 Warriston St BRIGHTON 3186	\$2,500,000	18/07/2026
2	1A Lawrence St BRIGHTON 3186	\$2,535,000	14/06/2026
3	107 Martin St BRIGHTON 3186	\$2,620,000	02/04/2026

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:

26/08/2026 16:10

4/57 Carpenter Street, Brighton Vic 3186

RT Edgar

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Indicative Selling Price

\$2,500,000 - \$2,700,000

Median Unit Price

26/08/2025 - 25/08/2026: \$1,215,000



3 2 2

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



1/17 Warriston St BRIGHTON 3186 (REI)

Agent Comments

4 3 2

Price: \$2,500,000

Method: Private Sale

Date: 18/07/2026

Property Type: Townhouse (Res)



1A Lawrence St BRIGHTON 3186 (REI/VG)

Agent Comments

4 3 2

Price: \$2,535,000

Method: Private Sale

Date: 14/06/2026

Property Type: Townhouse (Single)

Land Size: 281 sqm approx



107 Martin St BRIGHTON 3186 (REI/VG)

Agent Comments

4 2 2

Price: \$2,620,000

Method: Private Sale

Date: 02/04/2026

Property Type: House

Land Size: 469 sqm approx

Account - RT Edgar Bayside | P: 03 9591 0602 | F: 03 9592 0805



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