

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

1/24 Carr Street, Brighton East VIC 3187

Indicative selling price

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

Range between

\$1,170,000

&

\$1,255,000

Median sale price

Median price

\$1,398,000

Property Type

Unit

Suburb

Brighton East

Period - From

10/10/2024

to

09/04/2025

Source

pdol

Comparable property sales (*Delete A or B below as applicable)

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.

| Address of comparable property | Price | Date of sale |
|--------------------------------------|-------------|--------------|
| 1/10 Vincent St, Brighton East Vic | \$1,327,000 | 23/12/2024 |
| 2/756 Hawthorn Rd, Brighton East Vic | \$1,295,000 | 19/11/2024 |
| | | |

This Statement of Information was prepared on:

10/04/2025

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.