

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 42b Champion Street, Brighton Vic 3186

Indicative selling price

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

Range between \$2,600,000 & \$2,750,000

Median sale price

Median price \$3,305,000 Property Type House Suburb Brighton

Period - From 11/05/2025 to 10/05/2026 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	3b Carrington Gr BRIGHTON EAST 3187	\$2,775,000	19/02/2026
2			
3			

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: 11/05/2026 16:16



 4  3  5

Property Type: House

Agent Comments

Indicative Selling Price

\$2,600,000 - \$2,750,000

Median House Price

11/05/2025 - 10/05/2026: \$3,305,000

Comparable Properties



3b Carrington Gr BRIGHTON EAST 3187 (REI)

Agent Comments

 4  3  4

Price: \$2,775,000

Method: Private Sale

Date: 19/02/2026

Property Type: Townhouse (Single)

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.

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