

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$3,000,000

&

\$3,200,000

### Median sale price

Median price \$3,250,000

Property Type House

Suburb Brighton

Period - From 01/01/2025

to 31/12/2025

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 | 42a Champion St BRIGHTON 3186  | \$2,900,000 | 21/11/2025   |
| 2 | 1 Wolseley Gr BRIGHTON 3186    | \$3,050,000 | 06/10/2025   |
| 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:

01/04/2026 10:07



4 3 5

Property Type: House  
Agent Comments

Indicative Selling Price  
\$3,000,000 - \$3,200,000  
Median House Price  
Year ending December 2025: \$3,250,000

## Comparable Properties



42a Champion St BRIGHTON 3186 (REI/VG)

Agent Comments

4 3 6

Price: \$2,900,000  
Method: Private Sale  
Date: 21/11/2025  
Property Type: Townhouse (Single)



1 Wolseley Gr BRIGHTON 3186 (REI/VG)

Agent Comments

4 2 4

Price: \$3,050,000  
Method: Private Sale  
Date: 06/10/2025  
Property Type: House  
Land Size: 295 sqm approx

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.