

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

12 CARR STREET, BRIGHTON EAST, VIC 3187

Indicative selling price

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

Price Range:

\$2,000,000 to \$2,150,000

Median sale price

Median price

\$1,860,000

Property type

House

Suburb

BRIGHTON EAST

Period

01 January 2026 to 31 March 2026

Source

pricfinder

Comparable property sales

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

| Address of comparable property | Price | Date of sale |
|---|-------------|--------------|
| 29 MARRIAGE RD, BRIGHTON EAST, VIC 3187 | \$2,160,000 | 28/02/2026 |
| 124 WICKHAM RD, HAMPTON EAST, VIC 3188 | \$2,150,000 | 12/03/2026 |
| 2 GWENDOLINE AVE, BENTLEIGH, VIC 3204 | \$2,005,000 | 13/03/2026 |

This Statement of Information was prepared on:

13/04/2026