

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

32 Lawrence Street, Brighton Vic 3186

Indicative selling price

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

Range between

\$1,700,000

&

\$1,850,000

Median sale price

Median price

\$3,180,000

Property Type

House

Suburb

Brighton

Period - From

01/10/2025

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	143 Carpenter St BRIGHTON 3186	\$1,700,000	22/11/2025
2	35 Durrant St BRIGHTON 3186	\$1,750,000	24/10/2025
3	14 Laburnum St BRIGHTON 3186	\$1,825,000	06/09/2025

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:

06/02/2026 11:24

Michael Martin
03 9591 0602
0478 011 216

mmartin@rtedgar.com.au

Indicative Selling Price

\$1,700,000 - \$1,850,000

Median House Price

December quarter 2025: \$3,180,000



 4  2  2

Property Type: House

Agent Comments

Comparable Properties



143 Carpenter St BRIGHTON 3186 (REI/VG)

Agent Comments

 3  1  3

Price: \$1,700,000

Method: Sold Before Auction

Date: 22/11/2025

Property Type: House (Res)

Land Size: 337 sqm approx



35 Durrant St BRIGHTON 3186 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,750,000

Method: Sold Before Auction

Date: 24/10/2025

Property Type: House (Res)

Land Size: 266 sqm approx



14 Laburnum St BRIGHTON 3186 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,825,000

Method: Auction Sale

Date: 06/09/2025

Property Type: House (Res)

Land Size: 283 sqm approx

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