

# 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

2/149 Carpenter 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

\$1,300,000

&

\$1,350,000

### Median sale price

Median price

\$1,300,000

Property Type

Unit

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	103/2 Well St BRIGHTON 3186	\$1,400,000	24/12/2025
2	7/16 Black St BRIGHTON 3186	\$1,330,000	18/10/2025
3	3/32 Outer Cr BRIGHTON 3186	\$1,300,000	19/11/2025

**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:

11/03/2026 18:29



 3   
  2   
  1

**Rooms:** 5  
**Property Type:** Townhouse  
 (Single)  
 Agent Comments

**Indicative Selling Price**  
 \$1,300,000 - \$1,350,000  
**Median Unit Price**  
 December quarter 2025: \$1,300,000

Elevate your lock-and-leave lifestyle with the New York-inspired loft character and vibrant Bay Street setting of the Old Brighton Dairy conversion. Set across three dynamic levels in the heart of the Bay Street precinct, this architect-designed home by Rothelowman Architects delivers a flexible three-bedroom, two-bathroom floorplan featuring expansive mid-level living, a private top-floor master suite, and the option to create a second living zone or home office on either level.

## Comparable Properties



103/2 Well St BRIGHTON 3186 (REI/VG)

Agent Comments

 2   
  2   
  2

**Price:** \$1,400,000  
**Method:** Private Sale  
**Date:** 24/12/2025  
**Property Type:** Apartment



7/16 Black St BRIGHTON 3186 (REI/VG)

Agent Comments

 2   
  1   
  1

**Price:** \$1,330,000  
**Method:** Private Sale  
**Date:** 18/10/2025  
**Property Type:** Apartment



3/32 Outer Cr BRIGHTON 3186 (REI/VG)

Agent Comments

 2   
  2   
  2

**Price:** \$1,300,000  
**Method:** Private Sale  
**Date:** 19/11/2025  
**Property Type:** Apartment

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