

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

7 Carrington Grove, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$2,235,000 Property Type House Suburb Brighton East

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	2a Locke St BRIGHTON EAST 3187	\$1,550,000	29/01/2026
2	41 Florence St BRIGHTON EAST 3187	\$1,610,000	28/01/2026
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: 11/03/2026 20:44



 3
  2
  2

Property Type: House
Land Size: 282.699 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,500,000 - \$1,650,000
Median House Price
 Year ending December 2025: \$2,235,000

Comparable Properties



2a Locke St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

 4
  3
  4

Price: \$1,550,000
Method: Private Sale
Date: 29/01/2026
Property Type: Townhouse (Res)
Land Size: 331 sqm approx



41 Florence St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$1,610,000
Method: Private Sale
Date: 28/01/2026
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.

Account - Marshall White | P: 03 9822 9999



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