

# 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

\$1,450,000

&

\$1,490,000

### Median sale price

Median price

\$1,850,000

Property Type

Townhouse

Suburb

Brighton

Period - From

26/02/2025

to

25/02/2026

Source

Property Data

### 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	1/301 St Kilda St BRIGHTON 3186	\$1,450,000	27/10/2025
2	109/39 Head St BRIGHTON 3186	\$1,450,000	17/09/2025
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:

26/02/2026 10:13



 3  2  1

**Rooms:** 5  
**Property Type:** Townhouse  
 Agent Comments

**Indicative Selling Price**  
 \$1,450,000 - \$1,490,000  
**Median Townhouse Price**  
 26/02/2025 - 25/02/2026: \$1,850,000

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

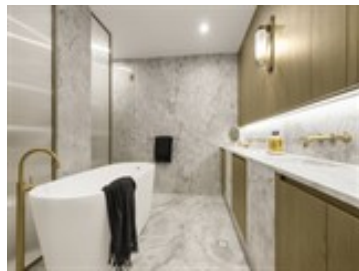


1/301 St Kilda St BRIGHTON 3186 (REI/VG)

Agent Comments

 3  2  2

**Price:** \$1,450,000  
**Method:** Private Sale  
**Date:** 27/10/2025  
**Property Type:** Apartment  
**Land Size:** 143 sqm approx



109/39 Head St BRIGHTON 3186 (VG)

Agent Comments

 2  -  -

**Price:** \$1,450,000  
**Method:** Sale  
**Date:** 17/09/2025  
**Property Type:** Subdivided Flat - Single OYO Flat

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.

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