

## 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

8 ALEXANDER STREET BRIGHTON EAST VIC 3187

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,690,000

&

\$1,790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,250,000

Property type

House

Suburb

Brighton East

Period-from

01 Jan 2025

to

31 Dec 2025

Source

Cotality

### 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 6 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

27 CHARLES STREET BRIGHTON EAST VIC 3187	\$1,727,000	11-Sep-25
143 CARPENTER STREET BRIGHTON VIC 3186	\$1,700,000	22-Nov-25

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 6 months.

This Statement of Information was prepared on: 28 January 2026



**27 CHARLES STREET BRIGHTON  
EAST VIC 3187**

 3  2  2

Sold Price **\$1,727,000** Sold Date **11-Sep-25**

Distance **0.3km**



**143 CARPENTER STREET  
BRIGHTON VIC 3186**

 3  1  -

Sold Price <sup>RS</sup> **\$1,700,000** Sold Date **22-Nov-25**

Distance **1.35km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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