

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1B BARBERRY COURT BRIGHT VIC 3741

Indicative selling price

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

Single Price

\$3,375,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,030,000

Property type

House

Suburb

Bright

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

13 RAILWAY AVENUE BRIGHT VIC 3741	\$2,200,000	07-Jul-25
24-26 SHOWERS AVENUE BRIGHT VIC 3741	\$1,985,000	29-Jan-25
34 MOUNTAIN MIST DRIVE BRIGHT VIC 3741	\$1,970,000	01-Jul-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 24 October 2025


13 RAILWAY AVENUE BRIGHT VIC 3741

Sold Price

\$2,200,000

Sold Date

07-Jul-25
 4
 3
 2

Distance

2.51km

24-26 SHOWERS AVENUE BRIGHT VIC 3741

Sold Price

\$1,985,000

Sold Date

29-Jan-25
 3
 2
 2

Distance

2.59km

34 MOUNTAIN MIST DRIVE BRIGHT VIC 3741

Sold Price

\$1,970,000

Sold Date

01-Jul-25
 4
 2
 2

Distance

2.57km

10 IARIAS LANE BRIGHT VIC 3741

Sold Price

\$750,000

Sold Date

21-Aug-24
 -
 -
 -

Distance

0.6km
Notes from your agent

- Used as Land Value


174 DELANY AVENUE BRIGHT VIC 3741

Sold Price

\$970,000

Sold Date

24-Jul-24
 -
 -
 -

Distance

0.32km
Notes from your agent

- Used as Land Value

RS = Recent sale

UN = Undisclosed Sale

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