

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

12 PORCELLATOS LANE 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

or range
between

\$940,000

&

\$980,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,050,000

Property type

House

Suburb

Bright

Period-from

01 Aug 2024

to

31 Jul 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

60D CORONATION AVENUE BRIGHT VIC 3741	\$1,100,000	16-May-25
8 MOUNT POREPUNKAH ROAD BRIGHT VIC 3741	\$1,030,000	23-Apr-25
33-37 GAVAN STREET BRIGHT VIC 3741	\$960,000	24-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: 25 August 2025

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60D CORONATION AVENUE BRIGHT VIC 3741

3 2 2

Sold Price **\$1,100,000** Sold Date **16-May-25**

Distance **2.29km**



8 MOUNT POREPUNKAH ROAD BRIGHT VIC 3741

3 2 2

Sold Price **\$1,030,000** Sold Date **23-Apr-25**

Distance **1.44km**



33-37 GAVAN STREET BRIGHT VIC 3741

2 2 3

Sold Price ^{RS} **\$960,000** ^{UN} Sold Date **24-Jul-25**

Distance **0.32km**



2 FRASERS LANE BRIGHT VIC 3741

3 2 2

Sold Price **\$1,150,000** Sold Date **23-Oct-24**

Distance **0.3km**



3 MOUNTAIN MIST DRIVE BRIGHT VIC 3741

2 2 1

Sold Price **\$1,000,000** Sold Date **30-May-24**

Distance **1.16km**

RS = Recent sale

UN = Undisclosed Sale

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