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	3/2 Wilson Street, Brighton Vic 3186

Indicative selling price

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

Range between $950,000 & $990,000

Median sale price

Median price $1,300,000 Property Type Unit Suburb Brighton

Period - From 01/10/2025 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	1/66 Asling St BRIGHTON 3186	$950,000	04/12/2025
2	3/123 Cochrane St BRIGHTON 3186	$947,000	22/11/2025
3	4/63 Roslyn St BRIGHTON 3186	$1,000,000	01/10/2025

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.~~

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3/2 Wilson Street, Brighton Vic 3186



2 1.5 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$950,000 - $990,000
Median Unit Price
December quarter 2025: $1,300,000

Comparable Properties



1/66 Asling St BRIGHTON 3186 (VG)

2 - -

Price: $950,000
Method: Sale
Date: 04/12/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



3/123 Cochrane St BRIGHTON 3186 (REI/VG)

2 1 2

Price: $947,000
Method: Auction Sale
Date: 22/11/2025
Property Type: Unit

Agent Comments



4/63 Roslyn St BRIGHTON 3186 (REI/VG)

2 1 1

Price: $1,000,000
Method: Sold Before Auction
Date: 01/10/2025
Property Type: Unit
Land Size: 216 sqm approx

Agent Comments

Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139

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