

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

5/13 Wilson Street, Brighton Vic 3186

Indicative selling price

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

Range between \$1,850,000

&

\$1,950,000

Median sale price

Median price \$1,900,000

Property Type Townhouse

Suburb Brighton

Period - From 23/01/2024

to 22/01/2025

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	9/11-13 Well St BRIGHTON 3186	\$2,050,000	25/11/2024
2	101/1 Bryson Av BRIGHTON 3186	\$2,020,000	21/09/2024
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:

23/01/2025 12:56



3 2 2

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$1,850,000 - \$1,950,000
Median Townhouse Price
23/01/2024 - 22/01/2025: \$1,900,000

Comparable Properties



9/11-13 Well St BRIGHTON 3186 (REI)

Agent Comments

3 2 2

Price: \$2,050,000
Method: Private Sale
Date: 25/11/2024
Property Type: Apartment



101/1 Bryson Av BRIGHTON 3186 (REI/VG)

Agent Comments

3 3 2

Price: \$2,020,000
Method: Auction Sale
Date: 21/09/2024
Property Type: Apartment

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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