

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

6/8 Wright Street, Brighton Vic 3186

Indicative selling price

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

Range between \$800,000

&

\$850,000

Median sale price

Median price \$1,140,000

Property Type Unit

Suburb Brighton

Period - From 01/04/2026

to 30/06/2026

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	2/30 College St ELSTERNWICK 3185	\$865,000	16/06/2026
2	7/36 Parnell St ELSTERNWICK 3185	\$830,000	30/05/2026
3	2/47 Union St BRIGHTON EAST 3187	\$891,500	23/05/2026

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:

16/07/2026 10:21

6/8 Wright Street, Brighton Vic 3186



Walter Summons

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Indicative Selling Price

\$800,000 - \$850,000

Median Unit Price

June quarter 2026: \$1,140,000



Rooms: 4

Property Type: Flat

Land Size: 86.356 sqm approx

Agent Comments

Comparable Properties



2/30 College St ELSTERNWICK 3185 (REI)

Agent Comments



Price: \$865,000

Method: Private Sale

Date: 16/06/2026

Property Type: Unit

Land Size: 1115 sqm approx



7/36 Parnell St ELSTERNWICK 3185 (REI)

Agent Comments



Price: \$830,000

Method: Auction Sale

Date: 30/05/2026

Property Type: Villa



2/47 Union St BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$891,500

Method: Auction Sale

Date: 23/05/2026

Property Type: Unit

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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