

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

9A WRIXON AVENUE BRIGHTON EAST VIC 3187

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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,255,000

Property type

Unit

Suburb

Brighton East

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

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 6 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

2/71 HODDER STREET BRIGHTON EAST VIC 3187	1110000	29-Nov-25
2/6 CLIVE STREET BRIGHTON EAST VIC 3187	990000	15-Oct-25
2/4-6 MOORE STREET CAULFIELD SOUTH VIC 3162	975000	13-Dec-25

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 6 months.~~

This Statement of Information was prepared on: 30 December 2025

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**2/71 HODDER STREET BRIGHTON
EAST VIC 3187**

 3  1  3

Sold Price

^{RS} **1110000** ^{UN}

Sold Date **29-Nov-25**

Distance -



**2/6 CLIVE STREET BRIGHTON
EAST VIC 3187**

 3  1  1

Sold Price

^{RS} **990000**

Sold Date **15-Oct-25**

Distance **0.69km**



**2/4-6 MOORE STREET CAULFIELD
SOUTH VIC 3162**

 3  2  1

Sold Price

^{RS} **975000** ^{UN}

Sold Date **13-Dec-25**

Distance **1.16km**

RS = Recent sale

UN = Undisclosed Sale

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